ALBERTA

BLBERYA BROWNCIAL LI





The Province of Alberta

THE ROYAL COMMISSION ON METROPOLITAN

DEVELOPMENT

OF EDMONTON AND CALGARY

DR. G. FRED McNALLY, (Chairman)

G. M. BLACKSTOCK, Esq., Q.C.

PERCY G. DAVIES, Esq., Q.C.

IVAN C. ROBISON, Esq.

CHARLES P. HAYES, Esq.

DR. H. B. MAYO (Consulting Economist)

Wm. McGRUTHER, Esq. (Commission Secretary)

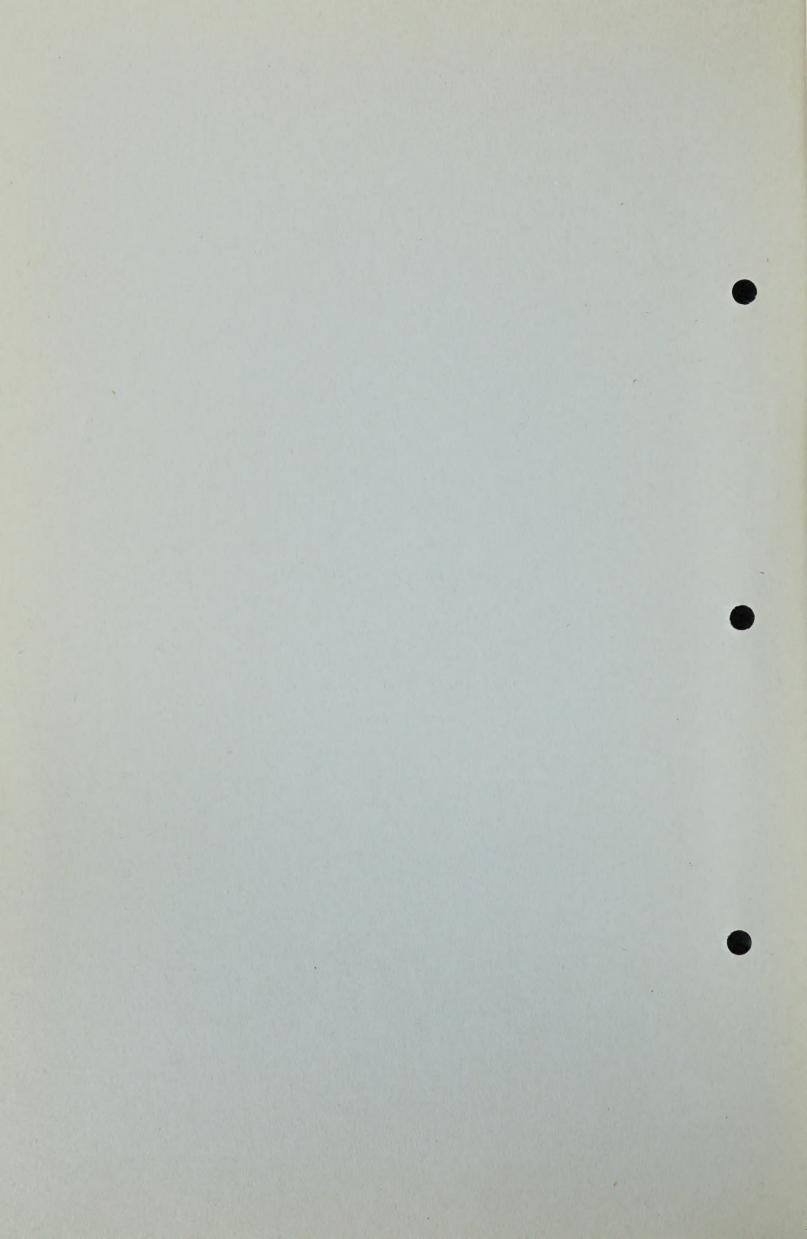
PROCEEDINGS

DATE February 28th, 1955.

VOLUME 37

The Court House EDMONTON - ALBERTA

SUPREME COURT REPORTERS, EDMONTON

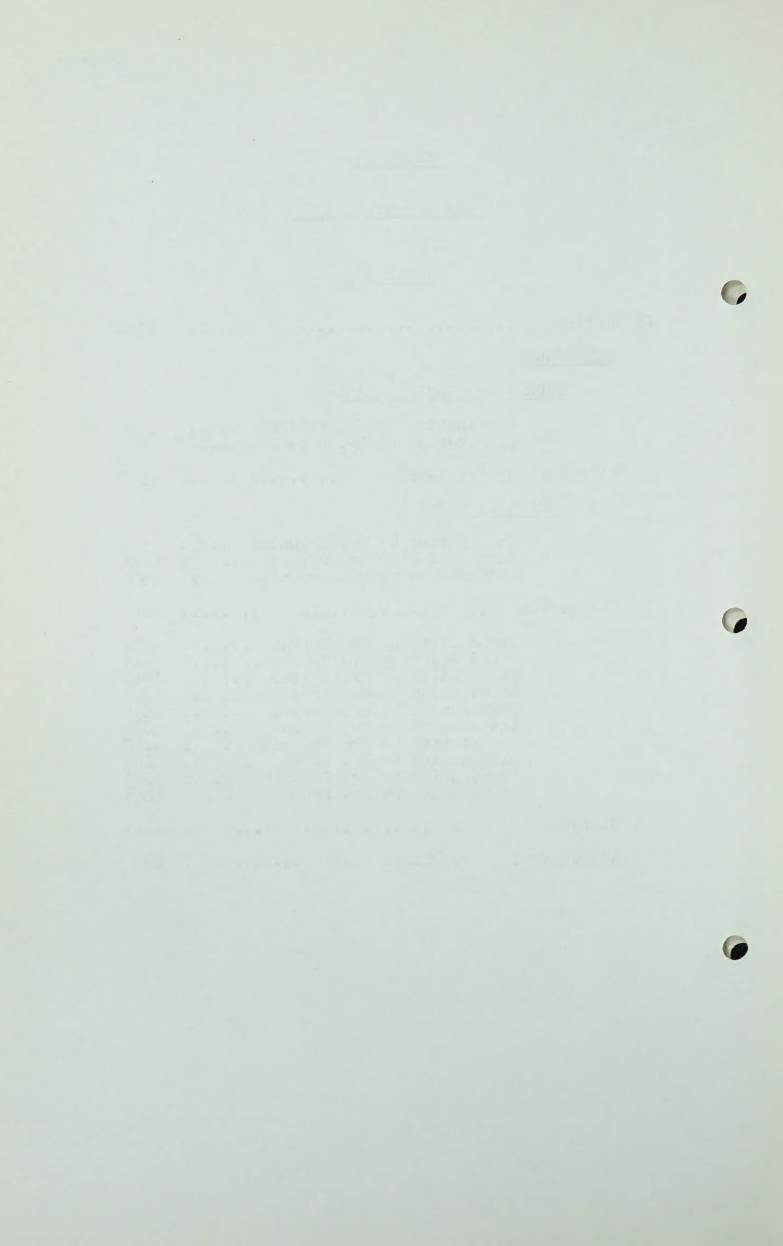


VOLUME 37

February 28th, 1955

INDEX

Discussion	0000000000		0 0 0 0 0 0 0 0	0 0 0 0 0 0	4551
WITNESSES					
ANDRE	EW McARTHUR	ADAMSON			
	Examination Examination			00000	4552 4555
Statement	by Dr. Harr:	ies .		0 0 0 0 0 0	4557
GORDO	ON W. MOYER				
	Examination Examination Examination	by Mr.	Davies		4565 4586 4596
Discussion					4604
	Examination	by Mr. by Mr. by Mr. by Mr. by Mr. by The by Mr. by Mr.	Hayes . Davies Robison Davies Hayes . Chairman Hayes . Brownlee		4609 4617 4622 4626 4636 4640 4642 4643 4645
Discussion	1	000000		000000	4647
Adjournmer	it				4652



VOLUME 37

February 28th, 1955

EXHIBITS

No.	Description	Filed at
200E	Appeals to Interim Development Appeal Board from November 1950 to December 31st, 1954	4551
201E	Record of building permits issued by City of Edmonton since 1937	4552
202E	Comparative tax rates for Sturgeon, Stony Plain & Leduc	4552
203E	Utility reserves 1937-1953	4651

THE SITTINGS OF THE ROYAL COMMISSION ON METROPOLITAN DEVELOPMENT OF CALGARY AND EDMONTON, held at the Court House, Edmonton, Alberta, on Monday, the 28th day of February, A.D. 1955, at 9:45 a.m.

THE CHAIRMAN: Yes, Mr. Garside.

MR. GARSIDE: Mr. Chairman, I would like to file something asked for by one of the Members of the Commission, namely the number of appeals to the Edmonton Interim Development Appeal Board, and also from that Appeal Board to the Provincial Board.

THE CHAIRMAN: Number 200E.

APPEALS TO INTERIM DEVELOPMENT APPEAL BOARD FROM NOVEMBER, 1950 TO DECEMBER 31st, 1954 ARE ENTERED AND MARKED EXHIBIT 200E.

THE CHAIRMAN: This is a list of appeals to the Interim Development Board. Mr. Garside, are those that were re-appealed to the Provincial Commission, this is to be regarded all as one exhibit?

MR. GARSIDE: Yes, sir.

THE CHAIRMAN: Thank you. Have you something, Mr. Moffat?

MR. MOFFAT: Yes, Mr. Chairman. One of the members of the Commission asked, and I think it was privately for these rather than on the record, but it is material which is of general interest, so I suggest that it be given an exhibit number.

It is the record of the building permits issued by the City since 1937, showing the

THE CHARACTER TOWN, In the state,

HR. CAPCING: Mr. Character, I would like to file

something asked for by one of the would the the

Commission, namera to number of ancely, to the

Limonton intering divelopment appear Board, and also

from their appearmance to the approximation of the appearance of

ASSOCIA TO INTERIM DEVELOPMENT
ASSOCIATE SOLVED FROM A SECURE SOLVED FROM A SECURE SOLVED FROM A SECURE SOURCE SOLVED FROM A SECURE SOURCE SOU

THE ORALRAM: This is a list of appeals to the Interim Development Rooms. Am. Conside, are thouse that were remappealed to the Provincial Completion, this is to be regarded all de one exhibit.

THE CHAIRMAN Thatks you ... Have you . something ...

MR. MOFFAT: Yes, it as it as a long of the grant party and it is the grant party and it is a second of the second of the second party as a second of the sec

7-K-2 Discussion A. M. Adamson - Robison Ex.

- 4552 -

MR. MOFFAT: (Cont.) information for every second year, that is '37, '39, '41 and so on down to 1947, and then each year from 1947 to the present, and showing the total of building permits issued and then broken down between commercial, institutional, residential and so on.

THE CHAIRMAN: Yes, thank you. 201E.

RECORD OF BUILDING PERMITS ISSUED BY THE CITY OF EDMONTON SINCE 1937 IS ENTERED AND MARKED EXHIBIT 201E.

MR. BROWNLEE: I wonder, sir, if I might have No. 202?

THE CHAIRMAN: I think so.

MR. BROWNLEE: Mr. Commissioner Robison asked for a comparative assessment for Sturgeon, Stony Plain and Leduc.

THE CHAIRMAN: Yes.

COMPARATIVE TAX RATES FOR STURGEON, STONY PLAIN and LEDUC ARE ENTERED AND MARKED EXHIBIT 202E.

MR. BROWNLEE: I'm sorry, sir, that should be comparative tax rates. I have one or two questions for Mr. Adamson, Mr. Chairman.

THE CHAIRMAN: Yes.

MR. BROWNLEE: Oh, I understand Mr. Commissioner Robison has some more questions for the Reeve.

ANDREW McARTHUR ADAMSON, recalled on his former oath,
examined by Commissioner Robison, testified as follows:

Q Well, we were going to get into planning and there
were just one or two general questions that I wanted

Mi. HOPPAT: (Coot.) information for every second year, that is 137, 139, tol and an down to 1947, and thou the case rear from 1947 to the present, and showing the total of building permits issued and then aroken down between commercial, institutional, residential and so on.

The CHAIRMAN: Yes, thank you. 2018.

RECORD OF HULLDING PARKETS ISSUED BY THE CITY OF ELECUTION SINCE 1937.

IS INTERED AND MARKED EXHIBIT 2017.

A. M. Adamaon - Robinson Dr.

Digitized by the Internet Archive in 2021 with funding from

Legislative Assembly of Alberta - Alberta Legislature Library

Q (Cont.) to ask the Reeve. Maybe we could put them on the record at the moment because I would like to know what he thinks.

Reeve Adamson, assuming for the purposes of this question that the proposal of the city is to be implemented, what have you to say about the proposed boundaries on the east that affect the Municipality of Strathcona. Are those boundaries from where you sit, sensible and well ordered?

- A You are proceeding on the assumption that I don't subscribe to.
- Q Yes, but I am asking you to accept that for the purposes of argument. Let's forget all about Edmonton and Strathcona.
- A Maybe it's as good as any.
- Well, I was wondering whether you would think that the boundaries as proposed run too far east from the river, for example?
- A Well, they certainly do, as far as I am concerned, they are certainly too far east.
- Q Would you be inclined to bring them back?
- A Yes, they would have to come out quite a long ways back to satisfy us. We have an obligation to industry there. I don't see why I should commit myself even on a supposition to extend the boundaries.
- I think that you must, I think you must answer the question and forget all about the fact that you are representing a municipality, I think you must look at it and say from the point of view of sound planning are those proposed boundaries sensible.
- A No, I wouldn't say we should go beyond 50th Street.

propers l bour m: Municipality of clares where you care proceeding.

purposes of argument.

reinstanced elig

Would you be inclined to come 'quite' 'l' back to satisfy us. have in holdigation to come 'you have in holdigation to commit by there. 'see why I'' ordinate

- 4554 -

- Q Where is 50th Street?
- A A mile from the city limits.
- Q Just show me that, Mr. Hawkins?
- MR. HAWKINS: The extension of the city boundaries that are on the north.
- Q That's 50th Street?

MR. HAWKINS: Yes.

Q That isn't answering the question, but we will pass it then, apparently you don't want to answer it.

I am referring to page 72 of the
Report of the Toronto Municipal Board that was made
prior to the setting up of the metropolitan government
in the City of Toronto and the surrounding municipalities,
and I am quoting a sentence from that report and I
would like your reaction to it.

"It is an unfortunate fact that most rural municipalities fail to recognize the need to control and direct their physical development until irreparable mistakes have been made."

Would you agree with any portion of that?

- A Well, I can't agree that we in Strathcona has just let haphazard planning take place in our area. We are rather proud of it. It may be true in other rural areas, but we certainly have been on the job as far as that is concerned.
- Q You would except yourself from anything like that?

A Yes.

MR.ROBISON: I think any further planning questions can wait until Mr. Moyer comes on the stand.

THE CHAIRMAN: Now then, Mr. Brownlee, I think we are

There's Styl Stendig

A while them the cater likities.

Just show me that. Mr. Matkings

· HAWWAIK: The entending of thy boundaries

adron sid so me tast

That's Sun Bereat

LA.Y SMITHS THE

That isn't answerith the question, but ' will

Ideds to meistro.

Sen't agree that we is Stratisons has just let be papeared plaiding to be true in our we see rather proud of it. It may be true in other ural areas, but corrainly have been on the jab

7-K-5 A. M. Adamson - Brownlee Ex.

- 4555 -

THE CHAIRMAN: (Cont.) ready for you to proceed.

MR. BROWNLEE EXAMINES THE WITNESS:

- Mr. Adamson, when Mr. Garside was cross-examining you I think he made this suggestion to you as one of the methods by which the proposals of the City could be achieved. I think he suggested to you "Well now, why don't you let the city annex the industrial area and let your municipality take compensatory grants from the Provincial Government?".

 Now, I wonder what your reaction is to that particular proposal in the light of the industrial development in your area?
- A I don't think it is fair to industrial. They come in there of their own free will and they are satisfied with our administration, and I don't see why there should be any change to the city whatsoever.
- Q The next question I want to ask you is based on an impression I think we may have had from your appearances here. It strikes me that it has been suggested that with respect to school facilities and with respect to roads your municipality should be satisfied to accept a standard which might be the average of rural municipalities in the area, and I think the implication is that as long as you have that average for school facilities and for roads, you should not be concerned about loss of industrial taxes. Can you comment on that?
- A Well, I don't think that we should be satisfied
 with average road conditions in our area comparable
 to the others on account of the traffic we have to

DE CLASTIC TILL PAR LATIMONA . FIL

Mr. Acreson, who has an and the country of the coun

· Cod

that with respondent at ity should be east with the control of the control of the control of the control of rural municipal takes in the control of this takes and I think the control of this in the control of this control

- 4556 -

- A (Cont.) the industries and our responsibility to industry and also the traffic, the truck traffic that is hauling to the city, sand and gravel, we have got to have a better standard of road than most municipalities, all municipalities in the district unless some are comparable to us for industrial development. As to schools, I don't think we should be at all satisfied with an average. We are not even up to the standard of Camrose yet, and I think we should be at least getting the Camrose standard before we should be more or less pleased.
- MR. ROBISON: What does that mean, you are not up to the standard? That's a thing that is confusing me all along both down in Calgary and here. When you say you are not up to the standard of Camrose, was it, what do you mean?
- A We haven't all the facilities yet to handle our children yet.
- MR. FOBISON: Do you mean you haven't enough school rooms?
- A We haven't enough school rooms and we haven't the school rooms, we have got so many of these back woods, old red school house type.
- MR. DAVIES: Have you any log ones yet that you are using?
- A No, the old, some of the old one room houses go
 away back to the start of the district and beyond,
 with the old pot-bellied stoves still in them.
- Q MR. BROWNLEE: In other words, Mr. Reeve, let's be candid about it. I think your objection is to losing revenue to provide what has been called frills

. MO STAO AM

ned singers means in

Billo T

de hamen't troud the freeza at achoel recons at achoel recons, we see a many of these seconds, old red concelled the type.

Have you any log ones yet that you are

og teludi, mndr on Nya i sakala 7-K-7
A. M. Adamson - Brownlee Ex.
Statement by Dr. Harries.

- 4557 -

- Q (Cont.) in the Edmonton schools?
- A Oh, absolutely, yes.
- And I presume you feel that if through good fortune you have achieved a comparatively high municipal tax revenue, the rural children are entitled to any frills that can be added?
- A I would say yes, definitely.

MR. BROWNLEE: That's all, thank you, Mr. Chairman.

THE CHAIRMAN: Then, I take it that the Reeve may be excused?

MR. BROWNLEE: Yes, Mr. Chairman.

THE CHAIRMAN: Thank you very much, Mr. Adamson.

(THE WITNESS RETIRES)

MR. BROWNLEE: Mr. Chairman, sometime ago we asked our friends from the city if they would give us some information with respect to the tax on certain commercial concerns, industrial and commercial concerns mentioned in Mr. John Hodgson's brief. We now have that information supplied to us, and I would like to ask Dr. Harries to make his comment on the basis of that information, and when he is concluded, we could then call Mr. Moyer.

THE CHAIRMAN: Right.

DR. HARRIES: Mr. Chairman, this was the information that we wanted to make an exhibit from, but we couldn't get it in time, and I thought it might be satisfactory if I just placed the information on the record?

THE CHAIRMAN: Yes.

DR. HARRIES: At page 9 and 10 of Exhibit 130 which was a memorandum showing the impact of the discovery

(a 5 mm 0)

A Ch, appointment for

The second of th

a route say . . The Line is

The endicated of the control of the post of the control of the con

The second secon

Responded to the second of the

The series and a series and some the series and and a series and a ser

a hill comment on the

at information, and when he is concluded.

we could then call Mr. Moyer.

THE CHARLETAIN. Bigst.

DR. HARRIES: (Cont.) of oil and gas on the economy of the municipal government of Edmonton, reference is made to the number of firms which have come into the City of Edmonton since 1946, and it is noted there that a canvass of the City had uncovered 257 persons and firms who were here in 1954 and not here in 1946.

Following that there is a breakdown of some statistics which indicate or presume to indicate the burden that is placed on the City of Edmonton as a result of this oil development, and what has been done in connection with that exhibit is that the liabilities have been thoroughly canvassed, and the assets have been ignored, so we thought it might be useful to the Commission to get both sides of the picture in connection with those 257 firms, so we requested from the city and have now received a statement indicating the business tax paid by these 257 firms listed in the Exhibit 130 that we have referred to, and we find that those 257 firms paid last year a business tax of \$67,593.30.

Now, we were not able, nor were the city able to give us the total real estate tax paid by those 257 firms because obviously some of them would occupy resident premises and there would be quite a difficulty of allocating the assessment, so I hit upon a method of estimating the probable tax revenue from these industries or and businesses and I would like to place that on the record if I could. I think it is pretty generally agreed that the actual business tax received represents about 11% of the assessment for business tax purposes. So

DR. HARRIAD: (Comb.)

the modicipal governmes of admonton, reference is made to the number of """ which mays come into the Jity of Edmonton since 1946, and it is noted there the a cauva — the City had uncovered 25, persons and firms who were here in 1954 and not —

chere in a breakaown

of some statistics which indicate or presume to inducate the burden that is placed on the City of Edmonton as a result of this our levelorment and what has been done in connection with that

ou have been thorongh'y canvassen,

s statement inducating the pusiness car paid by these 257 firms listed in \$257 firms paid \$257 firms paid \$257 firms paid

last vear

city able to gave us the total real estate tax paid by those 257 firms because obviously some of them would occupy resident premises and there would be DR. HARRIES: (Cont.) that we could take \$67,593.30 as representing 11% of the assessment for business tax purposes.

On that basis the assessment for business tax purposes would be \$614,485.00.

Now, can we relate this business tax assessment to the real estate assessment of premises occupied by these firms? The answer is, I believe, yes we can by making the assumption that this assessment represents 8% of the real estate assessment that the businesses occupy. This is once again an average, and I think it is one that we can agree on, so that the real estate assessment of the people, these 257 firms is \$7,681,000.00. That is the actual assessed value of the real estate that these people are using and is a tax base upon which the city collects revenue from these people.

So that there are two sources of revenue to the city then in the past year from these businesses; one was the business tax, an actual figure of \$67,593.00, and the second is a real estate tax, and that would be 53 mills based on 7.7 million dollars or \$408,000.00 approximately. So that the sum of those two would be \$475,600.00.

This, I suggest indicates in reasonable terms the actual revenue received by the city from these business firms, \$475,600.00.

Now, when one relates that figure of revenue to the alleged costs, and we have dealt exclusively in Exhibit 130 with education costs, we find that the balance in favor, after education costs

AARIIES: (Comp depresenting lik of

semiam e immercace et siand in

to the city them in the past year increase or mevenue; to the city them is the past year increases; actual infinite of \$67,573.00.

and the second is a real retain that would be 53 mills based on 7.7 million dellars or \$208,400.00 wines ely. So that the sum of those two would of

| suggest doctes in reasonable |

DR. HARRIES: (Cont.) are paid, the balance that remains is something of the order of \$200,000.00 for other civic purposes from these businesses, so that, let me put it this way: if these businesses had paid the total cost of educating the children of the workers associated with the businesses, they would have been able to pay that and there would have been \$200,000.00 besides to meet other civic expenses and then, of course, we must not overlook the fact that the residential tax revenue from these people would constitute a very significant sum, so that in total it would appear to indicate that the cost to the City of Edmonton of those firms which have come here as a result of oil development has not been positive, it has been negative. That is, the actual annual operating costs of the city have been reduced, as it were, as a result of these people coming in because there is a net profit to the city.

Now, this is rather a surprising conclusion, it surprises me, quite frankly, because I thought that the low assessment of some of these firms would be enough to throw the balance the other way, and it doesn't appear to have done that.

Now, I haven't checked these in a specific way with Mr. Moffat, but I would be very pleased to have his comments on it. I think the calculations are accurate and the deductions are reasonable, and I think it gives a somewhat different picture of oil development in the city than one might conclude just from a reading of Exhibit 130.

ealemen

of the worker associated with is oughnessed, they would have been able to nay that and there would have a en \$200,000.00 leades to meet other civic expenses and then, the corress of meet not over lack

people would constitute a very significant sum, that is total to be and appear no indicate the there are cost to be all of those flure, whire have came and all a serions and as the end and that the indicate and as the end and appear to be an experience. That has the action and account and appearance for the other than the appearance of the city have been countered, as a result of these peoples and my countered, as a result of these peoples and my countered, as a result of these peoples and my

Now, this is rether a surprising conclusion,

the low assessment of some of these fifths would be enough to throw the balance the other way, and it doesn't appear to have done that.

Now, i haven't checked these in a

ed fit way with Mr. Moffat, but I

- 4561 -

MR. MOFFAT: Well, there are only two things that I want to say about it. First is that as far as those particular assumptions are concerned, the 11% and the 8%, I don't think that there is much argument one way or the other. There might be a few decimal points off, probably a reasonably good comparison.

Now, the other comment is that this represents not only the new oil drilling and contracting firms, but it also represents the head offices of Imperial Oil, Texaco, two or three of the other big firms, not the Alberta head offices, but the head offices for this area, and that revenue was there before the oil drilling and development work came in, so that to that extent it would be necessary to separate that one out in order to get the added revenue that came in since these new employees came in.

Now, of course, in addition you have to deduct out the children of the employees who are in those offices. I haven't made that calculation, but I don't know whether they would balance off or not, and also related to that is the fact that whatever information is here on the basis of an assessment of about seven and three quarter million dollars for this number of employees, the assessment for a corresponding number of employees in the type of industry which is in the Strathcona area would be very much greater.

DR. HARRIES: Mr. Chairman, I don't want to prolong this, but I would point out to the Commission that

e i santa de

the see and the

life and " = "ha. i don't buins that there is much something one way or the other. There had no had for a seasonal transfer necket to be a seasonal transfer the comparing of the comparing seasonal transfer transfer the comparing seasonal transfer transfer the comparing seasonal transfer transfer transfer the comparing seasonal transfer transfe

the ment ter ten

temestration for this area, which is a contempt of the contemp

THE REST FOR AND THE BELL OF THE AND THE

aper on the chalars of the children errars and those offices. I haven't mede that child children but I don't know whether they

not, and also related to that is a fact that of interpret of interpret on the tasis of an sociament of about seven and three tarter illien doulars for

- DR. HARRIES: (Cont.) this is the city's own selection, it isn't our selection, and they said when making this selection that they have made a personal canvass of the firms under oil, listed in the classified section under oil servicing industries which did not appear in the 1946 directory, it being reasonable to assume that these firms have been established in Edmonton as a direct result of such discoveries and subsequent development. Now, that could be qualified to the extent that they wished, but I was under the impression that an attempt was being made to show that these firms were here as a result, as the brief says, of such discoveries and subsequent development.
- MR. ROBISON: Have you read the submission of Carl Nichol M.P. in Calgary as to the impact of oil?
- DR. HARRIES: Yes, sir, I have.
- MR.ROBISON: As far as I am concerned that was a more lucid and cogent presentation of the actual impact of oil in the Calgary area than Mr. Hodgson's which is more general, so far as I am concerned.

 The other one, I think, is more concrete and specific and I only wish it would have been possible to have applied the same principles to this area that were applied in Calgary.
- DR. HARRIES: Well, I would only have one comment in that regard, sir, and that is that in connection with Mr. Nichol's statement, I there did not see a calculation of what might be the advantages of this development, and I think that's the same difficulty that we are in with Exhibit 130, keep talking about

DA, MARRIES: (Cont.) this is not riby's own selection

this selection that they have hade servened controls of the fir ancel 1, actes and

appear in and 1946 diffectory to ear as a section of assume that these time have the set established in education at a different result of ouch discoveryes and stone subsequent the formatt. What the had not be qualified to and extend that the matter and a set one extend that the was summanded and the formatter was summanded.

deve bridge

ROBERCH: As far as I am concerned that was a more limited and angent preventation of the actual furners of oil in the Galgary area than Mr. Hodgson's which is more general, so far as I am concerned.

The other one, I think, is more concrete and specific and I only wish it would have been possible to have and I only wish it would have been possible to have

- DR. HARRIES: (Cont.) the cost without realizing or indicating that there are certain actual measurable advantages in connection with it.
- MR. ROBISON: Isn't the significant thing that the impact of oil, if there has been any impact in either area, has contributed to this abnormal population growth, about three or three and a half percent, and to the extent that there has been a contribution to that abnormal population growth, there has been, shall we say, unprecedented problems for this area or Calgary, that's the point.
- DR. HARRIES: The real question to my mind is not whether the oil development caused this, but just get one step closer to it, isn't it the increase of population that caused it, and whether it's oil or uranium or beef cattle really doesn't make much difference. The fact is that the population is increasing abnormally and so then you take it from there.
- MR. DAVIES: Mr. Harries, if you wanted to really carefully follow through the ramifications of these figures you gave us on the business tax, I would think it would be necessary also to make calculations on all the other people that this specific oil employment brought in the area, for instance the builders, the plumbers, the electricians, the carpenters and all the others in the servicing industries that service these very people you talk about, and these very firms and all the homes that they built, because all this discussion between you and Mr. Moffat so far has been based merely on this specific group

- F: 0 -

e a manufacture to the formula of th

where the second of the second

Carefully Tolkid through the femiliation of these farefully Tolkid through the femiliation of these figures you gave us on the business wax. I would think it would be necessary also to make calculations distinct the her people that charappecific oil

- MR. DAVIES: (Cont.) who were directly in the particular industry, namely the oil and the servicing industry, but that doesn't begin to account for all the people who were building the houses and furnishing the other services that that segment of well-paid population brought in. I don't know who could make that calculation? I don't think I would want to undertake it and I doubt if you would, because we haven't so far either in Edmonton or Calgary got any authoritative statement on how many other jobs does each of these oil industry jobs create.
 - DR. HARRIES: No, I had a very narrow purpose in standing up this morning to say what I did. It was simply to indicate that there were two sides to the question as raised by Exhibit 130, and I thought it my obligation to say, to present the other side. I'm not arguing that Exhibit 130 is good, bad or indifferent, it's just there, that's all, on the record.
 - MR. DAVIES: Your best position is, the most favorable is that you have got two hundred thousand left over to take care of these other people, isn't that right?
 - DR. HARRIES: That's right, instead of a deficit of half a million dollars. It may still be very bad bookkeeping, sir.
 - MR. ROBISON: Maybe it's incomprehensible bookkeeping?
 - DR. HARRIES: Not if you accept the assumptions that the city made in drawing their exhibit.
 - THE CHAIRMAN: Well, Mr. Brownlee, I think now perhaps you are ready for Mr. Moyer?
 - MR. BROWNLEE: Yes, Mr. Chairman.

Mb. DANIES. (Bom who were Light on the color of the color

it's incomprehensible to

- 4565 -

- GORDON W. MOYER, having first been duly sworn, was examined by Mr. Brownlee, testified as follows:
- Q Mr. Moyer, you are presently on the Council of the Municipal District of Strathcona?
- A Yes.
- Q How long have you been on the Council?
- A Nineteen years.
- Q During that time you were Reeve for several years?
- A Yes.
- Q Now, I understand that you were also Chairman of the Strathcona Interim Development Board?
- A Yes.
- Q You were Chairman of the Leduc-Strathcona Health Unit?
- A Yes.
- Q You were on the executive of the Alberta Association of Municipal Districts?
- A Yes.
- And you are the President of the Edmonton Union of Municipal Districts?
- A Yes.
- And since the commencement of the Edmonton District
 Planning Commission until Strathcona's withdrawal
 you have been Strathcona's representative on that
 Commission?
- A Yes.
- Q What was the date of Strathcona's withdrawal from the Commission?
- A 13th of August, I believe, 954.
- MR. BLACKSTOCK: 1954?
- A Yes.

GONDOM W. MONTH, beward for the rear was exampled by Mr. Prownted, test fod as follows

Other Moyer, you are presently a fig. Journal of the little Moyer, to the first of the little of the little of a first of the first of the

Tage 1 day 1 to 10 last 1 day 1 day

Ten market man we was dear to the contract odd

異し、例:And type(months) production の file from the file for the file f

r 8 .

and the second of a constant of the second o

351

un son en en en in innerent i samenton un

. 29.1

And winer the economicant of the School District

Planning Commission with Scrathcona's withdrawal

you have been Strathcona's representative on that

'ommission'

- Q There has been considerable discussion, Mr. Moyer, about the withdrawal of your municipality from the Edmonton District Planning Commission, and I would ask you if you would give the reasons for the withdrawal as you understand them.
- A Well, in short, sir, the reasons were the difficult attitude of Commission members towards the general development in the Municipal District of Strathcona together with the. very slow action of the Commission in approving subdivision plans.
- Q Well now, let's just take the first point you mentioned: you said the attitude of the members of the Commission towards development in Strathcona?
- A Yes.
- Q Well now, are you referring to developments which in your opinion affect Strathcona and some other municipality or are you talking about matters which you consider purely local?
- A Matters considered purely local.
- Q What do you mean when you say that there was a,
 I think you used the word "difficult" attitude?
- A Yes.
- Q Of other members. I think possibly if you would give an illustration of what you have in mind.
- A Well, the general feeling that our district had was that other members of the Commission objected
- to any development taking place in Strathcona. It seemed that, in fact it was said at different times that members wouldn't agree to any more industry locating in Strathcona until they had some industry located in their area.

- 14 1 ...

the first of the second

the demanded line of the description of the demanded line of the demande

E-7A)

T*

7.1.

a the same

. ESY .

ಸ್ಥಾರ್.'

· i. Popu

A commence of the state of the

1,520.00

Of biber members. I think property if you would give an illustration of what you keye in mind.
Well,

- Q What other members are you talking about specifically now?
- A Well, chiefly the member from Beverly.
- And any members from any of the rural municipalities, did any member from any rural municipality have any objection to the development in Strathcona?
- A No, I couldn't say that they did. I might develop that a little further to say that the members, to my notion didn't fully follow a line of administration as I thought Commission members should. I felt that the members were there to deal with problems relating to the whole area. Perhaps at times where development concerned two areas and the Commission would give it thought, in that, but we weren't in the Commission very long until I could see that every member on the Commission was thinking of his own area, and, of course, we necessarily had to follow the same procedure.

Now, in one case there was development on the St. Albert Trail projected. It was a three acre parcel to be subdivided. There was a house, a residence on this three acre parcel to be subdivided; the house in one parcel and the other parcel for a car sales business of some sort, and the member from St. Albert said that the St. Albert Trail was their lifeline and anything allowed to develop on that road would be a detriment to the town, would take business away from the town.

Now, at the very same meeting the member from Fort Saskatchewan expressed himself in much the same way. He was a car salesman in Fort Saskatchewan

2 - Wills other merdens or are not light on a tent transfer

I woll, of the common norm of the company of the state of the state of the company of the compan

ou best son the days copress in Strathes

en the filler of the second of

to. and the les, or early area arounds by 1861

involotion oncent in an interest

would be the second of the sec

The John monters and the Commission block of the second

the sear root, us ,

Rota, i tone case there was deredoments the St Albert Pashill projected . Ithwas a three same parcel to be subdivided, . There was a house, some parcel to be subdivided . . parcel to be outer.

and the sure sure; and the sure; and the sure sure; and the

no diministry

A (Cont.) and he said any development like that outside of a city or a town tended to take business away from their particular area.

This chap referred to Stan Reynolds up at Wetaskiwin. He said Stan Reynolds set up on the highway at Wetaskiwin without too many regulations, without having to conform to too many regulations and that all he did was sell, he didn't service at all, so that that was their way of thinking.

- Q Well now, in other words, your feeling was that matters of that kind might be called purely local?
- A Yes.
- Q Rather than being called matters which affected two municipalities?
- A Yes.
- I assume you felt that where matters did affect more than one municipality, then there certainly was every reason for the other members to raise objections?
- A Yes, and at times it seemed to me that the raised objections when it didn't affect any more than one municipality.
- Q Well now, you also suggested that there was a lot of delay in dealing with subdivision applications and so on. Can you enlarge on that, how did it affect you?
- A Well, we have two or three cases we can mention.

 One is a case of Hobbs Brick Plant in, some four miles south of the city off to the west of the highway some mile and a half situated in a sort of a coulee or a ravine. Now, it couldn't be seen by anyone except an aeroplane flying over. There was coal there

delay is declared withdivis on applicability and complete and the declared and and applications of the declared and applications of

- 4569 -

A (Cont.) and there was a type of clay there that
the people thought they could use in the manufacturing
of brick, and the Commission staff went to the trouble
of taking some coal and taking some clay and taking
it to the University and getting it tested to see
if it really was what this chap wanted.

Well, it took somewhere around six months and the chap was unduly alarmed at the length of time and finally, I don't think the location, I don't think he located there after all. Whether it was the length of time that took to approve the subdivision or what it was, I don't know, but he didn't locate anyway.

- Q Do you know where he did locate?
- A No.
- Q You say that the Commission staff had the matter under consideration for at least six months?
- A Yes.
- Q Is that the type of thing that you speak of when you speak of the delay in dealing with subdivision applications?
- A We have another case where, what we call the Ball subdivision. There was an application for subdivision of two parcels.
- MR. MOFFAT: I'm sorry, I didn't hear, which subdivision?
- A Ball subdivision, an application of subdivision of two parcels. It was approved and come to registration, or, it may have been the staff of the Planning Commission that found that there had been two parcels already subdivided but were not registered. So it was a

uu

**

FOR

· 144 .

Tel series of the series of th

not refer to a restrict of the section of the secti

A the name and her carry where, white we well the special charter with an applicability of the special charters are special contractions.

- 4570 -

- A (Cont.) little delay in having the two parcels registered that were already there. But in the meantime the Campbellton plan come in with the resulting green belts around and this Ball subdivision come into the A zone green belt of Campbellton, but we felt that the other two subdivisions should go ahead. We had promised it, in fact we had passed them. If we had known that the others weren't registered, why, we would have told them right away to get them registered and get It all took time, however, the two were through. registered and then, of course, there was a new application made for subdivision of these other two parcels, and we felt that we had agreed at one time that there was no particular reason why we shouldn't agree again. If everything had went according to order, why, they would have been subdivided before the Campbellton plan was brought out. agreed and there was a lot of difficulty over that. It finally went through, but there was a lot of difficulty over that.
- Q Well now, those two reasons are your reasons, at least as your understanding of Strathcona's representative for the withdrawal of Strathcona from the Edmonton District Planning Commission?
- A Yes, there were other instances, I say, but these are two examples.
- Now, in connection with your control of subdivisions in Strathcona, I understand that you have a verbal arrangement, I don't know that you could call it an agreement, with the Town of Fort Saskatchewan under

dell new, those .. reserves are juin reproved at the following to the first representation . A fix the representation the schedules at

- 4571 -

- Q (Cont.) which you attempt to offer some protection to Fort Saskatchewan against undesirable subdivision development nearby. Can you tell the Commission about that arrangement and what you have done under it?
- At the time of the start of Sherritt Gordon A Yes. in Fort Saskatchewan they became conscious of subdivision and the building that would have to go on in the town and they, of course, at the same time seemed to fear that subdivision might take place outside of the town. They were faced with the installation of utilities there and it could be readily seen where it might be 150 houses go in and they were at an expense to install utilities that if there was say 50 or 100 houses allowed to build outside the limits of the town, would sort of put a crimp in their plans. It was generally understood, of course, that land outside of the town would perhaps be cheaper and that like, however, the Town of Fort Saskatchewan, the council of the Town of Fort Saskatchewan, the council of the Municipal District of Sturgeon together with the council from the Municipal District of Strathcona met in Fort Saskatchewan and talked the matter over and agreed that providing the town would provide reasonable priced homes, that the two municipalities around would not allow subdivision without first consulting the council of the Town of Fort Saskatchewan.
- Q Now, how long has that arrangement been in effect?
- A Oh, I would say four years, subject to correction.

- 4572 -

- Q Pursuant to that arrangement have you in fact dealt with any subdivision applications and rejected to prevent what Fort Saskatchewan wanted to avoid?
- A Yes.
- Q Can you refer specifically to an example?
- Mell, I know there is more than one. There is one mentioned here. In last year there were 40 acres in the north west of 29-54-22 eight parcels of various sizes. We advised the town of this application and the town's reply was that they wished that the land be held for the time being, so the plans weren't approved.
- Now, is it your opinion , Mr. Moyer, that by and large the Municipal District of Strathcona has practised fairly rigid control over subdivision development within its boundaries?
- A Well, to give you a picture of our handling of building and zoning control, the Clover Bar Municipal District, the north half of the present Strathcona Municipal District have had a zoning and building by-law in effect since 1938. That was replaced by a revised zoning and building by-law in the enlarged area, the present Strathcona area, in 1947, and that by-law, zoning and building by-law was replaced by the Interim Development by-law about 1951.

Now, we have had a building inspector all that time and we have endeavoured to practise rigid control regarding subdivision and buildings all through the period.

Q That interim by-law or order is pursuant to The Town and Rural Planning Act?

- A That's right.
- Q That replaced the zoning and building by-law which you previously had?
- A Yes.
- Q I would like to ask you to correct an error which went into the record the other day. I believe the Reeve attempted to inform himself as to the number of subdivision applications which had been rejected by the M.D. of Strathcona, and I believe he said between two and three hundred -- oh, I beg your pardon, it was Dr. Harries. Now, I understand that it is not a figure of two or three hundred subdivision applications, but rather a number of applications for subdivisions which in all would contain more than two or three hundred parcels?
 - A Yes.
 - Q Would you explain that a little more fully?
 - A We had a list of the subdivisions that were not allowed by the Interim Development Board. Should I read them over?
 - I don't think it's necessary, but if you might/give an illustration as to an application with several parcels. I notice you have one in the south west of 34-52-23 West of the 4th which is 80 acres and which contained 24 parcels.
 - A Yes, that one you refer to is north west from Campbellton. That was held pending developments in Campbellton. I might say, the whole area amounts to 600 acres. The first one on the list was 370 acres promotion in the north half of 12-52-25 West of

- 4574 -

- A (Cont.) the 4th for residential. We felt that there was no present need for that development there, premature, so we withheld approval.
- Yes, just let me interrupt you. The point I wanted to get clear at the moment was the correction of that figure, and you have in fact rejected somewhere in the neighborhood of two to three hundred parcels?
- A Well, 600 acres at three acre parcels is 200 parcels, and some of them are smaller than that, so, two to three hundred parcels is correct.
- Q Now, I understand in applications for subdivisions which involve more than two parcels you require a plan, is that correct, Mr. Moyer?
- A That's correct.
- Q What do you require on that plan?
- A Well, most of our subdivision activity out there is in quarter sections, of course, and if there are more than two parcels, if an owner asks for a subdivision of more than two parcels, we ask for a plan of at least 40 acres, that is, a road in and a road around; how the lot will be serviced by a road and the amount of land set aside for public park or reserve. That all has to be in. Now, it don't all have to be registered. They can go ahead and register their two parcels, but if they want to register another parcel or another two parcels later on, the plan is already there and all they have to do is refer to the plan and "We want to register these two parcels now", and they are away.

d' since l

0.6801

how the lot it be negriced by rout and the of land that of land se aside for public park up recerve has to be in. How, it forth all have to be

- 4575 -

- O Then, you mentioned your interim development order or by-law; I am correct, am I not, in my understanding that appeals from rulings of your Interim Development Board lie firstly to the council of the municipal district and from there to the Provincial Planning Advisory Board.
- A Yes.
- Now, would you tell the Commission to what extent you participate in supervising development along highways, along the Provincial Government highways?
- A Well, yes, as far as the building regulations we exercise full control over buildings along highways, but first of all there is usually a subdivision required, and if the subdivision is allowed, then there is requirements of the Highway Department of set-backs and entrances a certain distance from intersections and things like that, and our practice has been to recommend development subject to highway regulations.
- Q In other words, if the Department of Highways has sort of the last say in the matter, you pretty well leave it up to that Department?
- A Yes.
- Q And has that policy ever been suggested to you by the Government or representative of the Government?
- A No.
- Q The next point I would like to bring to your attention is the suggestion which has been made by the City to the effect that at one time a proposed ring road development suffered because of the development

unce that plat fulfillation if fail

- 4576 -

- Q (Cont.) carried forward by the municipality. Can you make any comment on that?
- A Not to my knowledge, in fact, I think I am safe in saying that no area has been definitely set aside for a ring road. In fact, I have had my first look at a definitely proposed ring road this morning.

 Now, I can't see just by a casual glance, I can't see that any development that has taken place has interfered with the placing of the road as it is now, at the present time.
- MR. ROBISON: May I interrupt there?
- MR. BROWNLEE: Yes, sir.
- MR. ROBISON: Mr. Moyer, would you think that the Provincial Government ought to be interested in ring roads around this area for the purposes of military planning and civil defence?
- A Yes, sir.
- MR. ROBISON: Do you know if any consultations have ever been held with them?
- A I can't tell you of any definite consultations,
 but I do know that the planning staff and some of
 the members of the Planning Commission have at times
 talked to at least the Deputy Minister of Highways
 concerning the matter.
- MR. ROBISON: We had evidence in Calgary that their plan for ring road had been in the hands of The Department of Highways for approximately a year and that the officials had intimated that the Government was interested because of civil defence and military planning. I just wondered what you

Ja ovad

concernant is a less en in the hands of the ways for the hands of the ways for the hands of the ways for approximately

Ason Series Sun

- 4577 -

- MR. ROBISON: (Cont.) thought?
- MR. DAVIES: Where did you see the ring road plan you just told us about now, that this is the first definite one that you ever remember seeing, where was it, how did you come to see it?
- A Mr. Gertler brought it over this morning. I talked to $M_{\mathbf{r}}$. Gertler on Friday and asked him if there was a definitely proposed ring road and he said, a map, and he said he would bring one over this morning.
- MR. DAVIES: My recollection, Mr. Moyer, was that we had it said before this Commission some weeks ago that there was a ring road plan before and it had sort of been lost sight of in the hands of the municipalities. Do you know anything about that?
- A No.
- MR. BROWNLEE: Well now, turning from that, Mr.

 Moyer, you know of the proposed green belt development as outlined by Mr. Gertler, and I wonder what your view is as to the feasibility of the green belt plan?
- A Well, sir, the green belt, of course, is a form of zoning, only to my mind it has been a very restrictive form of zoning, and before I can agree to a definite green belt, I have to make up my mind on, should we say, optimum size of the area involved.
- Q Yes.
- A If we don't agree on an optimum size, you can readily see that a green belt will be subject to possibly removal or change, which I don't think in a new area is very desirable.

a70.

emidoimnasm (.e.

astat'tso

bluede , ne bain

area david serie

don't agree on the server of the server can come if the server of the se

(

1000

- 4578 -

- A (Cont.) There is the question of the price of the land involved in a green belt area. It sort of has a stymying effect, it seems to me, on sales. We can see that in, to the east of the city where you might notice that the green belt is not quite as liberal as in other parts of the city, but in general I would say that first you have to settle on the size you want an area before you put a belt around it. A belt is the same as a belt around anything, when it's there, it's usually there.
- Q Yes, well now, do you feel that, just to sum up what you say, you feel that if you are going to accept the concept of a green belt, you have got to accept the idea of optimum size, is that what you are thinking?
- A Yes.
- I am thinking of the green belt proposed by

 Mr. Gertler. Do you feel that that is too large
 or too small or just right or, having regard to the
 present size of the city and possibility of development?
- A Well now, sir, the city and towns around Edmonton have local self-governments and, as I understand, the responsibility of local self-government is that when they undertake to administer an area, they should have some reasonable idea of what they want to do, what they want to accomplish.

Now, I don't know whether Jasper Place wants to be any larger than what they are. The same is true of Edmonton. I don't think there has been any, ever any evidence to show that Edmonton know how large they want to be. I think that they

reaction for record to table

7-K-29 G. W. Moyer - Brownlee Ex.

- 4579 -

- A (Cont.) should make up their mind before anyone attempts to throw a belt around it.
- Q Well, do you agree with the thought that has been expressed by some persons appearing here that the concept of green belt as proposed is unduly restricting land uses?
- A Yes, I believe it does, I believe it does.

 May I just --
- Q Go ahead.
- -- go a little further with green belt; I believe that perhaps there is a time for establishing a green belt. That's when two developments sort of come together or are developed in certain places, then perhaps that's the time to establish a green belt. I think that unless you know your optimum size to start with, you can't successfully establish the green belt any other way.
- All right, sir, the next matter I would like to refer to you is Exhibit 198E, a report of the committee on small holdings.

Now, as I understand it, this committee which is a committee of the Edmonton District Planning Commission, was established on January 6th, 1954, is that correct?

- A Correct.
- And its personnel is made up of four persons from your rural municipalities, with yourself as Chairman, and representatives of the Departments of Agriculture and Education?
- A Yes.
- Q Now, what was the recommendation of that committee as

(Cons.) should make the basis and helders annor attempts to throw a balt around is.

Well, is no arrest with a theoret has seen expensed by some person appears - bins of concept of green bels as morosed annotals restricting land uses?

3

т

that perhaps there is a time for establishing; we belt That's now two severantes ort can together or are welon or sertain deces, together or are welon or stablish a reen six. Derhaps that the time to stablish a reen six. I think thet unless you know your optimum six. I think that unless you know your optimum six. I start with, you can't specessfull actanly one green belt any other wer.

Now, a I understand it, this semmitten

7-K-30 G. W. Moyer - Brownlee Ex.

- 4580 -

- Q (Cont.) to the best sizes for small holdings?
- A On page 4 of the Report of the Committee on small holdings I read four paragraphs:

"The possibility of earning supplementary income on a three acre parcel is demonstrated by this fact: today fourteen of the thirty—two three—to—four acre V.L.A. parcels in the Edmonton District report secondary cash income, in addition to providing for home use. Average yearly value of cash income was \$180.00, which might be increased with more intensive production under conditions of greater economic stress.

- requirements of the Veterans Land Act. V.L.A. will not extend loans on a small holding parcel containing less than 2.8 acres because a basic aim of federal policy is to provide the opportunity for supplementary income. The financial support of V.L.A. is the major factor behind small-holding development in this period. It is felt that district practices should not conflict in this regard with a federal policy, which seems to be well founded.
- (c) The three-acre-minimum establishes a floor to the population density, which limits the cost to the municipality. The relationship between parcel size, density of development, the number of people per acre, and the cost to the municipality in school expenditures alone, is illustrated in Table 1."

Q Well now, that establishes the reason for a three

ing : "To their their ten

ina all - "c linker i den

The color of the analysis of the second of t

the cut is the cut in the cut in

Limonter Blatz to port

man and the Electrical and

e s daes ouls tre

aidi c ilo assa tith m

" is the search to the

. TO MINE PART PARTY (D)

and the second of the second o

The state of the s

end of the call of

Thus, in the constant of the second section $\mathcal{L}_{\mathcal{L}}$ and $\mathcal{$

TEL SUPER DU! B . made 1 "

old as expensed this

a fireda sudmoers deinteib indo tieb

th a federal poincy, which

ebawai Liew ad na

- 4581 -

- Q (Cont.) acre minimum, and then I notice further on the page the 20 acre maximum is established on the basis of it being the dividing line between small holdings and farm.
- A Yes.
- Q For assessment purposes, and I take it that Table 1 on the next page makes it clear that the average deficit per parcel is greater with the smaller the acreage in small holdings?
- A Yes, it is pointed out that the three acre parcel has a deficit of \$45.00, while the half acre has a deficit of \$54.00, going from \$945.00 deficit on an eighty acre parcel to \$6,804.00 deficit on the half acre parcel.
- THE CHAIRMAN: Will you decide as to whether you wish to carry on now or -- ?
- MR. BROWNLEE: I think this is as good a time as any for an adjournment.
- THE CHAIRMAN: Yes, very well then, we will stand adjourned for ten minutes.

(At this point the Commission stood adjourned until 11:05 a.m.)

(An unia roint bee Countseton about adjource tentil li C, a.a.)

- 4582 -

- Q MR. BROWNLEE: Now, Mr. Moyer, continuing with the report on small holding developments, what was the recommendation of the committee as to the distance small holdings should be located from a metropolitan center and from main roads?
- A I refer you to page 6, Item number 3: what are the best locations for different types of small holding enterprises?

 Answer -- reasons - distance from metropolitan centers and from main roads. This distance is determined by the essential nature of the small holdings and by definition it is, for most purposes, not large enough for the holder to derive his full livelihood from the actual use of the land, small holding income is supplementary and small holding activities part time, small holding activity, small part time. The holder is consequently dependent on alternative and urban sources of employment and income, distance from the metropolitan area is governed by the need for daily commuting between home and work, cheaply and without too much loss of time.

Experience indicates that these requirements can best be met within 10 miles of the perimeter of the metropolitan area and by the same token small holdings should be within easy reach of all weather roads connected with the main highway system to the center of employment.

- Q What were the recommendations of the committee with respect to its study of small holdings?
- A Well, you find that on page 12 of the small holdings committee report. A summary of recommendations, number 1, (1), a small holding parcel should be not less than three acres nor more than 20 acres.
 - (2) small holdings shall be grouped on the basis of the

* p.j .

i cold ell .

E . 7 E

erre <u>li</u> t juië

the self of the many that the self-

peutra l'ille de l'esta de l'e

para e coma e management de la companya de la compa

fatura bi

no jugot to to the second of t

. . .

The state of bluorie annible of the state of

ed "eags " We a "unos connected with the main

Elgaway avalen .c enter a employment.

roomsen dily resimmen and to are named and ensurement

to its study of small holdings?

Well, you find that on page 12 of the smell holdings

will holding parcel should be not less than three

MOTORIES # 1. I

A (Cont.) compatibility of their soil requirement into four divisions (1) first cultivated, second livestock third fur farming and four miscellaneous, beekeeping, rabbits. Groups 1 and 2 shall not be mixed on a single subdivision and that means you wouldn't want to have bees and horses together or things like that, you see.

(3) small holdings shall be within approximately 10 miles of the perimeter of the metropolitan area (4) each type of small holding shall be located on suitable soil, as indicated on Table 2 and the accompanying soil map. For instance mink ranching, you wouldn't need very good soil but they wanted to have a garden, why, the better type of soil would have to be provided.

A small holding subdivision in the open country should contain at least 40 acres but not more than 80 acres.

(6) there should not be any lower or upper limit to the size of small holding subdivisions on land immediately adjacent to traditional hamlets. (7) subdivisions shall conform to the five designed principles outlined in question 7. (8) cottage or country residence lots within, with cesspool or pits but without no wells shall be at least 75 feet by 150 feet. Cottage or country residence lots with cesspools or pits with wells shall be at least 75 feet by 175 feet. Tree cover shall be maintained to the greatest possible extent on cottage and country residence subdivisions.

Now, Mr. Moyer, I notice in reading the committee report that the committee took the position that soil was a major locational factor and there is a soil analysis map for small holding use. I might say, Mr. Chairman, that un-

- 1883 -

- 4584 -

- Q (Cont.) fortunately we were only able to obtain two copies of this map and it would be a very difficult one to produce. I might just point out, if you will follow me, Mr. Moyer, that there are shaded areas shown on the map areas such as this (indicating) indicate poor land, sandy, gravelly, shallow and hard pan. Other shaded areas more lightly shaded inindicate, areas which are dicate poorly drained land, such as this section (indicating) land such as this is indicated as muskeg and then, land such as this, that is in the solid blue indicates sloughs and streams and shallow lakes. Now, looking at the over all picture, shown by the map, with Edmonton in the center, it seems fairly clear that the better type of land for small holding development runs in a southwest -- northeasterly direction and there is a very large part of it within the Municipal District of Strathcona and some in this area, that would be in the Municipal District of Sturgeon?
- A Yes.
- Q So, I take it, that the map indicates that a large amount of small holding development in the area would probably take place within your municipality?
- A I think so.
- Q Well, now, we will leave that report --
- MR. DAVIES: Mr. Brownlee, for the purposes of the record, and information, would you mind quoting the year of the map, who prepared the map, the authority of the map.
- MR. BROWNLEE: Now, that map, Mr. Moyer, was prepared by the Edmonton District Planning Commission, was it not?
- A Yes.
- Q Can you tell the Commission when it was prepared?

-- Janasa Asa masi Litu

Ph. DAVIER: up. Brownles, for the purposes of the record, and information, would you mind quoting the year of the solution, who prepared the map, the suthority of the map.

The ERCYFILE Her that map, Mr. Moyer, was prepared by the day.

- A In 1954.
- Q 1954. There is no date on the map itself.
- MR. ROBISON: Do I understand that the soil survey that you mentioned was not done by the provincial government?
- MR. BROWNLEE: I understand it was taken from provincial government records?
- A Yes, that is right, I believe -- I know the district, the Planning Commission --
- Q Yes, it has, it states on it data Alberta soil survey.
- A The employees did deal quite a bit with the soil, just for their own satisfaction, the setting up of the small holdings committee was January the 6th and we finished in 1954, we finished before the Strathcona withdrawal so it was in 1954 this map was prepared.
- Q So this is a very recent report. Now, turning from that to a matter which was discussed yesterday, I beg your pardon, Friday, the last day of the sitting, the suggestion was raised that in the Edmonton area we may be faced with a possibility of two adjoining cities developing, one which would be located about the present Edmonton urban core and the other on the east side of the City in the Municipal District of Strathcona. I wonder if you can give your views as to the likelihood of that happening, having regard to your work in connection with planning?
- Mell, as I see the picture at present we have several municipalities in this area and I think that each local government should be expected to take care of their own area or the area they are responsible for. As far as another city establishing in the Municipal District of Strathcona, it wouldn't be the whole district. As I see

J-F ak C-N - Mayar - Argans Isa 630.

mile a

10 1954s

O : 1956, Thorass : The phone is

M. CONTRACTOR TON TON LOS OR HOUSE ST. TO

with the medicanal is a constant in the constant of the consta

ment roccida

ed that the transfer of the second of the

tomes artamain dt

THE CHILD BY . C B CC LONG BALL

Forms notated and the second

e i got for the interpret of the control of

wes relet in the clipting exek we may re faced will a resting one which would be looked at the present Edmonton uphan some and the City is the

Paricipal Hisprint of Stratheons. I wonder if you can

give your wiswa ha to the Michigad of shat

baying regard to your work in connection with ;

I ew iggs in an erestoic ait. see I er

- (Cont.) it, through subdivision control, we wouldn't allow residential areas to crowd up against industry and we wouldn't allow industry to crowd up against the residential area. We would try to plan our area as a unit, over the whole municipality, we feel that we have a responsibility to provide residential areas, we will provide residential areas by themselves and we will provide our industrial area by themselves so that I cannot any see that there will be incentive for groups to want to incorporate and run their own business. There would be no, take for example, for example there would be no residential area in the City ever thinking of seceding from the City and setting up their own local self-government. I see the same thing in the Municipal District of Strathcona, no residential area would want to secede from the whole area, because of the economic factors involved.
- Q MR. ROBISON: What economic factor is involved?
- A Well, the revenue from one part of the district goes to help to keep the services in another part, just the same as it is in the City.

MR. DAVIES EXAMINES THE WITNESS:

One of the problems that this Commission faces, that the M.D. of Strathcona doesn't want to share the revenue of that area with the City of Edmonton therefore, is there any reason for thinking you wouldn't have the same situation in your own municipal district? You say that you would, you would control where residences went and where industry went by subdivision control but there is

ve 3° Mordi - Frankligh v

508

emes edu asi jan a a a a n ga a edu jee ul gasa o s i di ta a a a n ga a edu jee ul gasa

THE THE SHEET

The only thing is its Morer, that make mow their is considered the shape the shape the movement were to shape the movement were to shape the movement with the shape the movement with the shape the movement with the shape is the shape th

amer eit eval Jenbluow Lo Jahr yan Mar. T

- Q (Cont.) one thing that a rural municipality can't control, they cannot control any demand by a group of local residents to form themselves into their own municipal entity. Do you know what I mean by that?
- A Yes, I know what you mean by that.
- Q You don't control whether or not a group of five thousand people or seven thousand people want to form a village or a town, you don't control that, they don't have to ask you, the application is to the government.
- A That is right, or to the public utilities commissions.
- That is what is concerning me. How would you control that? Am I correct, I am sorry I am interrupting you,

 Mr. Brownlee, but this is somewhat important. How would the M.D. of Strathcona control the desires of a large population group that has come together in one area when they want to secede from the Municipal District and not being satisfied with the municipal council, under the Municipal District Act, how would they control whether or not those persons, that population center would petition the provincial government for establishment of a village or a town or, if it were over ten thousand people, a city?

 Now, have you any idea on that? I would be interested in hearing how you would stop the local expression of the people for self-government.
- Well, I think we would have to control the desire. If
 the residential area didn't have some compensating assessment I cannot visualize any number of them wanting to
 incorporate into a unit of their own and govern themselves.

 Be much the same as a residential area in the City, as
 far as I see it.

E .

of binor of the Park I william

Q Let me ask you this question further, if I may. You will excuse me, Mr. Brownlee?

MR. BROWNLEE: Yes, sir.

MR. DAVIES: Supposing a very considerable population generated out there, around that industrial area and they suddenly begin to wonder why should we share all the assessment with this area, with people who are 20 or 25 miles out, we have our own particular problems when we get to that size. The problem of sewer, water, paving, streets, boulevards, curbing and the different other types of municipal services. Suppose that they say why should we share all this assessment with people that are 15 or 20 miles out? Just like the M.D. of Strathcona today is saying why should we share that with Edmonton, even though some of these workers are in Edmonton. Now, how are you going to control that sort of thinking, and people want to set up their own government on the basis of the municipality level or something higher than the rural municipal council? It is not a village, not a town, perhaps even higher than a town, perhaps a city. Now, what I don't understand is how you are going to control that. I only know one way you can control it. You never progress in any area, in any area very near any place, perhaps just a couple of hundred people and keep them all into hamlets all the time but I don't think you would be able to control that. Some day somebody is going towant to subdivide and you are going to refuse it and they will go to a higher up authority and your idea of refusing subdivisions might be appealed and thrown out. Now, that is what I am

· 1831 ·

प . जा में महारामा जायम काल उन्हों सहस्र महा है।

. . Her Tille Mark

ARECORD COLLEGE OF ARECORD COLLE

it Meer today 1,1 in why 102 . W. A. W. 1, M. 2 and din for for the control of a 11 in the control of a 2 in the control of a 3 in any area, in any 2 in any area, in any 2 in any area, in any area, in any area, in any

- Q (Cont.) interested in, if you can thrown any light on that? How are you going to control groups of people from wanting to have their own local government, in the full sense of the word? To start with the plans for Campbellton now are down to five thousand people, there is a group alone, we will deal with that. How are you going, if Campbellton goes ahead, how are you going to control that population of, say, five thousand people, from wanting to secede from the municipal district?

 Now, I don't understand how you are going to do it.
- A Well, could you just make that a little more clearer again what you mean by closer? I don't know, just remember your term but I felt that you had the impression that residential would, area development would take place immediately adjoining the industrial area. Now, what do you have in mind for distance there?
- Q Well, for instance, I had in mind that the Campbellton plans had started out, for Campbellton, if I remember rightly, going over the minutes that were filed here, at 20 thousand people, is that right?
- A Now, if I could, if I could correct that, Mr. Campbell's first letter to our municipal council, he used the figure of 12 thousand.
- Q Didn't it get to 20 thousand in the District Planning Commission's minutes?
- A It quite possibly did but --
- Q Wasn't the original idea of Campbellton to have industries there too and people would have local industry in Campbellton?

Tow, if I could, if I could correct that, Wm. Campbellis ilres lotter to our municipal council, he used the figure of la thousand.

- 4590 -

- A Well, as far as our council are concerned, we didn't entertain the idea but I wouldn't be surprised that perhaps some did.
- Q Well, I am certain that is the way it shows up in the District Planning Commission's minutes. But, in any event, we will settle this point first. Campbellton has got down now to the stage where it is a residential area only?
- A That is right.
- Q For about five thousand people. It was a dormitory in terms of the planners, isn't it?
- A That is right.
- Q And it would be a dormitory for people working in the industrial area --
- A Yes.
- Q -- and a dormitory for Edmonton workers, is that right?
- A Well, for people working in the industrial area.
- Q But you wouldn't be able to control, would you, you wouldn't try to control that only people could buy houses there who were working in the industrial area? You wouldn't refuse me a house, would you?
- A Well, I don't know, I think it is up to the local --
- Q I am working in Edmonton?
- A It is up to the local authority to allow what they can afford.
- Well, just coming back to this point now, let us suppose that Campbellton got established as a dormitory residential town, or area, I cannot call it a town yet, of five thousand people. Would it be the intention of the municipal district council to control who should buy those homes in terms of where they work and restrict the purchase of

· in a compared for some

on the less list the sure of the sure of the new control of the new co

vent, we will but the second of the second o

a I was a Maria

For alough rive thousens the contract of the c

en l'annue de la service de la cultile de la

en company with the second of the company with the company of the company o

Well, I don't know, I tilik it. I sk working in Edgos on.

t qu ai dl

prof

neogyge en del won talog e. Estanobleo yeot a de skill Villa di La la

- Q (Cont.) those homes only to people who were working in the industrial area? Now, that is a clear cut question?
- A I couldn't give you a clear cut answer because that has never come before council.
- Q What would be your opinion, as a citizen, if not as a councillor, you, who do not like too many controls, and I am not saying that you are not proper in taking that view but can you, as a municipal councillor of 19 years standing, conceive the council being in the position that it is going to be restricting people from buying homes in Campbellton unless they work in the industrial area?
- A Well, I think it would follow along our present practice as I showed before, sometime ago, that we had withheld approval of subdivisions on some 600 acres. Now, they would be potential homes, there is no doubt about that.
- Q That really hasn't quite answered my question. I understand that people who would go to live in Campbellton would have the right to buy there own homes, wouldn't they?
- A I believe so.
- Q Well, then, at least, even if you tried to control who got the houses in the first instance somebody wanted to move out or move into the city you couldn't control whom they would sell to, could you?
- A No, my own opinion would be no, that you would, if you had a house to sell you would sell to who came.
- Right, then you would get down to the position then that there were around five thousand people in Campbellton and those people worked in the industrial area or might be retired, they might work in Edmonton, that is the position, isn't it?
- A Yes.

mm

The property is a second of the property of th

Unil, then, at least, even it tou bried to control who got the houses in the cast instance conepody weated to sove out or move into city you couldn't control whom they would seil to, could you?

ov toinky two w

waterd

- Q Would you expect, if Campbellton started out at five thousand people and other people wanted to go out there that you would try and stop the development of Campbellton at five thousand people or would you let it go on?
- Well, now, I think that we would have to make a check up when that time came. There have been other areas proposed for towns around and I think we would have to take a pretty clear look at it, our position if that time came, if the time came when say, Campbellton goes to five thousand or six thousand or somewhere in that number that we would have to take a pretty good look at it, our position.
- Q Do you think that there is a possibility that, under the present thinking of the council, that they would, that they would try and control, that they might conceivably try and control the size of Campbellton at five or six thousand people if there was a demand by more people to go there?
- A Oh, I think so.
- You think that is a possibility. Well, the next question then would be, supposing those five or six thousand people in Campbellton decided they wanted to form their own town, they wanted to organize under the Town and Village Act and they petition the government and supposing in the meantime the City of Edmonton annexes the mile that we are talking about, between 75 Street and 50th Street so that on one side of the industrial area you have got the City of Edmonton right up to 50 Street, right up to Canadian Industries and the other manufacturing concerns and then on the other side of you there would be, three miles over east --

The dear time of the Character of the second to appearing the compassing the contract the dear time of the dear time of the dear time of the dear time of the contract of the dear time of the contract of the

- A That is right.
- Q From 50 Street to Campbellton you have got five thousand people there, Campbellton petitions the Government, that is where the petition is to, Mr. Blackstock, isn't it?

 To the Minister of Municipal Affairs, to establish a town. Now, at the same time the City of Edmonton is very unhappy because they have another mile of so called free loaders for whom they are performing services for school and everything else and I would assume that you would admit that there would be a tendency for the people also who work in the industrial area to live in this mile between 50 and 75 Street. That would be reasonable to expect that, wouldn't it?
 - A Well, if you ask me my opinion about 75th to 50th Street
 I don't agree that that will be filled in with residential
 development.
 - Q Let us assume it will because we have got evidence here of different ones that that is desirable and that there are certain desirable features about it and that the trend of development is out that way. For the purpose of my question we will assume that that is the situation we come to the time when there is five thousand people in Campbellton, on the east side of the industrial area, you have got Edmonton pushed over right up to 50 Street, Edmonton is very unhappy about its lack of industrial assessment and that matter comes before the government do you think that, do you think that the M.D. of Strathcona would have a good chance of holding all that industrial assessment under those circumstances? If your answer is I don't know, well, that is perfectly all right with me,

The company of the co

- Q (Cont.) I am just trying to find out, that is all.
- A Well, I can't visualize a town of five thousand situated three miles from industry incorporating and including that industry, I just cannot visualize it.
- Q Well, I was leading up to that indirectly, can you visualize a division of the area taking place, then, some balancing taking place, then?
- A No. I can't.
- Q Can you envision part of that industry being tacked on to a new town organization and the rest of it being thrown in with Edmonton?
- A Well, we have had striking example of that not too long ago, in the case of Bonnyville. If I can read the judgment of the, in the case of the annexation of an oil refinery, I believe, to the Town of Bonnyville.
- MR. BROWNLEE: I wonder if I could just make a preliminary remark before you do, Mr. Moyer? This application was heard before the Board of Public Utility Commissioners in September of 1953. The Town of Bonnyville made an application to annex certain parcels of land, partly for expansion purposes and partly for revenue purposes and with regard to the portion of the area in which the Bonnyville refinery was contained the Municipal District of Bonnyville objected and the judgment excluded the refinery from the area annexed to the town.
- A Well, sir, with your permission, I would read a short part of this judgment: The Municipal District of Bonnyville contends that the object of the town to include within its boundaries the Bonnyville Oil Refinery and that in view of the comparative services

rollage.

the Benegville refligry was contribed the District of Rougrville objected ad the a

- A (Cont.) rendered to the refinery the municipality is properly the municipal corporation entitled to receive taxation revenue from the refinery, rather than the town. The truck hauling to/refinery over municipal roads has caused a heavy increase in the financial burden to the municipality and that further large sums will have to be spent in regrading and in rebuilding municipal roads. The Town on the other hand contends that the refinery requires residences for their employees and that these reside in the Town and that the refinery is dependent on the Town to furnish certain services, there is, of course, no obligation on the part of the Town to find residences for the use of the employees of the refinery and the Town can easily protect itself for any expenses which it might incur in providing services to the refinery. It is accordingly considered that no convincing reason has been given by the Town for the annexation of this particular property and the application, insofar as it relates to the parcel under consideration, will accordingly be dismissed. I think that was, you have a refinery right up against the Town, well, right against the boundary of the Town.
- Q MR. DAVIES: Does that say how much --
- A They failed to annex it.
- Q Does that say how much the assessment was on their refinery?
- MR. BROWNLEE: No, sir, I cannot say that, there was very scanty information in that regard when the application was heard.
- Q MR. DAVIES: One other thing. Would I be correct in presuming that the Town of Bonnyville is in the Bonnyville School Division and that the school division and the town

a (Cont) rem

As amoporing the model was conjugations of the transformation of the control of t

Town, well, right against the homedary M. Davids: Does that say how much -- They fatled to enter it.

7-R-15 G. W. Moyer - Davies ex. Brownlee ex.

- 4595 -

- A (Cont.) and the rural area would both have access to that assessment in that case? I think that is correct isn't it?
- A I don't know.
- MR. BROWNLEE: I believe that is correct.
- MR. DAVIES: Well, I am sorry I interrupted you, Mr.

 Brownlee I will leave it at that, that is the answer to the question so far as this witness is concerned.

MR. BROWNLEE EXAMINES THE WITNESS:

- Q Well, now, Mr. Moyer, am I correct in my understanding of what you said? Do I understand that you feel that developments in that area are likely to be largely residential, these developments we have been talking about where the suggestion is that they may be clamouring for their own local autonomy?
- A Yes, I would say they would be residential.
- Well, now, do you feel that a development of that kind would be more likely to want to incorporate separately or is it more likely that it might want to remain in the municipality so as to share in this industrial assessment?
- A Well, I think that would be the natural position for the people to take that live in town, that they were having the advantages of the assessment and it wouldn't be to their advantage to break away from the municipality or set up their own government.
- Q You have already indicated your feeling that you don't consider that such a development could make a proper case for annexation of this industrial --
- A I don't think so.
- Q -- area. Do you consider it logical development for

្នា បាន 🖟 🖟 🖟 🖟

na de la companya de

real forms of the exponents

Ygram a ilaof

a is no erm, ellow

ytt.

Hell, I think thet would be

people to take the live is vorm, that when work, will the advantages of the generate Will in worldow to

- 4597-

- Q (Cont.) industry, in the Strathcona area, as being right along the river between Edmonton and Fort Saskatchewan?
- A Yes, I think every indication points that way.
- Now, I was going to ask you, briefly, if you consider that a development such as the Campbellton development, or, one, say in the area of, I believe it is Frenchman's Creek?
- A Point Aux Pins, we call that locally, I don't know what the Frenchman's name is, Point Aux Pins is the local name for it.
- Q Yes, well, do you consider a development such as that would compare with the concept of the satellite town development as suggested by the Planning Commission?
- A Well, yes, I think it would. I think that it is not as close as St. Albert to the City and we don't hear of any difficulty that they have out there. Campbellton would be perhaps two miles further away from the City than --
- Q Than St. Albert?
- A Than St. Albert and on the other hand the location downstream from the City in the area of Point Aux Pins would be roughly four miles north of Bremner if we were to take it from the map.
- Q Now --
- MR. DAVIES: Mr. Brownlee I am sorry, did I understand the witness to say that Campbellton would be two miles further away from the City than St. Albert? If that is the answer is it being measured from the Macdonald Hotel or from where? I would like to have it measured

1000

outh that a second of the state of the state

 $oldsymbol{1}$. The property of the property $oldsymbol{1}$, $oldsymbol{1}$

, reason to the second of the

to take to the control that the control to the cont

Than St. Ilberts

Than St. Albert and on the other hand the location downs stream from the Sity in the ones of Point Aux Pine would be roughly four wiles north of

- 4598 -

- MR. DAVIES: (Cont.) from the existing city boundaries.
- A That is where I would roughly take it from.
- MR. HAWKINS: Campbellton is about five miles from the city boundaries and St. Albert would be, the present city boundaries, about two miles, that is right now.
- MR. DAVIES: There is something wrong there, I have been driving that road about 25 years, Mr. Hawkins it is a lot more than two miles. We were told it was two miles from the city boundary, the Used Car mart that was recently established and St. Albert is far beyond that --
- MR. HAWKINS: From the existing city boundary, I believe that the closest city boundary is this corner at Calder --
- MR. DAVIES: That is what they gave to us, that is the map of the boundaries.
- MR. HAWKINS: That would be two miles from the town to St. Albert, from that corner here.
- MR. BROWNLEE: Well, now following on your last remark, Mr.

 Moyer, to the extent that we are concerning ourselves with,
 what have been called rival cities, isn't there much more
 chance that St. Albert itself might fall into that
 category rather than Campbellton?
- A I think so.
- Q Or Point Aux Pins?
- A I think so, I don't like that word rival city but I know what, I think I know what you mean.
- Q Well, I mentioned it as a term having been used, because
 I believe, if I am correct, that Mr. Moffat used it in
 his cross-examination of Dr. Harries and Dr. Harries, as
 you will recall rejected the use of the word as a proper
 term in this Hearing. Now, you feel that Campbellton could

This is whose and a conficer to the state and the state of the state o

Flower, interpretable to the control of the control

- 4599 -

- Q (Cont.) be considered a type of development which is considered by the Commission as satellite development?
- A Yes, I think so. In the formation, in the preliminary examination of the area for Campbellton Mr. Holloway and Mr. Plotkin and Mr. McCauley and Mr. Campbell, I think, visited several areas around the City and I have a report here of their findings after that survey. I might say that they made, Mr. Holloway was the former Chairman of the Edmonton District Planning Commission, I believe he was the chairman for the first two years, Mr. Plotkin was a director of the Planning Commission at that time and Mr. McCauley was an employee. Mr. Campbell, that I speak of, was the promoter of Campbellton.
- Q Now, in what form is that survey that you referred to?
- A It is a letter that Mr. Holloway sent to our Municipal District, without reading the whole letter I could read part of the paragraph to say, tell you what they say about the location of Campbellton in section 27.

MAfter examining Section 27 and other land in that general vicinity and after studying the relationship to the existing industries southwest of the City, as well as the potential industrial areas between the C.P.R. -Willingdon line and the new C.N.R. line, Messrs. Campbell, Plotkin, McCauley and I came to the conclusion that Section 27 would be as suitable a location for a townsite as any others that might be available, provided that strict measured are taken by the council to preserve the agricultural character, character of the area surrounding it."

e e

. I war with main on function of function of the second se

PARTERORS INC. TO SEE TO SEE TO SEE A SECOND TO SECO

elles, examing a community and same intermediage of the contracting of the contracting of the contracting of the City, or related that the contracting and the contracting of the contra

22 I bon yelus of ani.

- 4500 -

MR. DAVIES: The date of the letter?

A The date of the letter?

MR. DAVIES: And person sending it, and addressed to whom?

A What is that?

- MR. DAVIES: The date of the letter, addressed to whom and person sending it?
 - A July the 3rd,1952, addressed to Mr. Roberts of the, Secretary Treasurer of the Municipal District of Strathcona and signed by J.H. Holloway.
 - Q MR. BROWNLEE: As a member of the Edmonton District Planning Commission?
 - Yes, after he ceased to be Chairman of the Edmonton
 District Planning Commission he was, by request of the
 Commission, he was kept on as a member.
 - MR. ROBISON: What does the reference in the letter to the town site mean?
 - A What is that?
 - mean? the mean?
 - Well, to go back, perhaps, maybe a month or two before this there was some suggestion by, I believe Mr. Plotkin, that this location downstream at the Point Aux Pins would be a better location and I think that is what Mr. Holloway had in mind when he mentioned a town site, I don't know if that answers your question clearly.
 - MR. BROWNLEE: Well, I wondered, sir, Mr. Holloway at that time was making a survey as to the appropriate location for a town site which Mr. Campbell proposed to try and develop?

A Yes.

erole: 'own he dinom are

Hell, to go hack

this there was some signession by I believe Mr. Flatkin; that this location pownstreem at the foint Au sine would that this location and I think that is what Mr. Holleway

- Q Where he makes reference to a town site he is talking about the development which Mr. Campbell had in mind?
- A Oh, yes, section 27, the Campbellton site was given, that was what they were trying to settle where that might be and I think the idea was to try and persuade Mr. Campbell that another location would be better and when he took, or they took him, when they all got together this is the recommendation that, for the town site and it is as good location, a suitable a location as any other they looked at.
- MR. MOFFAT: This letter that is referred to on page 3 of
 Exhibit 122, is it? Exhibit 122 is the one that has
 exerpts from various minutes, there is a letter discussed
 of on page 3 of the minutes/August the 5th, 1953, I take it
 it is the same letter.
- MR. BROWNLEE: Yes. Well, now, that is what, all I had to ask you on the, in connection with the Edmonton District Planning Commission. There is one point which I thought you might give us a little help on, by reason of your considerable experience with the council and your personal interest in the matter of roads. Have you any suggestions to make as to the cost of road maintenance in the municipality by reason of the nature of the traffic that uses those roads?
- A Well, yes. As a general statement I would say that the terrific traffic that goes over our roads causes almost untold maintenance costs. Now, for example, the road east of Fort Saskatchewan, some 12 miles in length, in order to keep that road so that the people that built the road can drive over it with their cars it is necessary to keep

Toler but some self the FOM . T

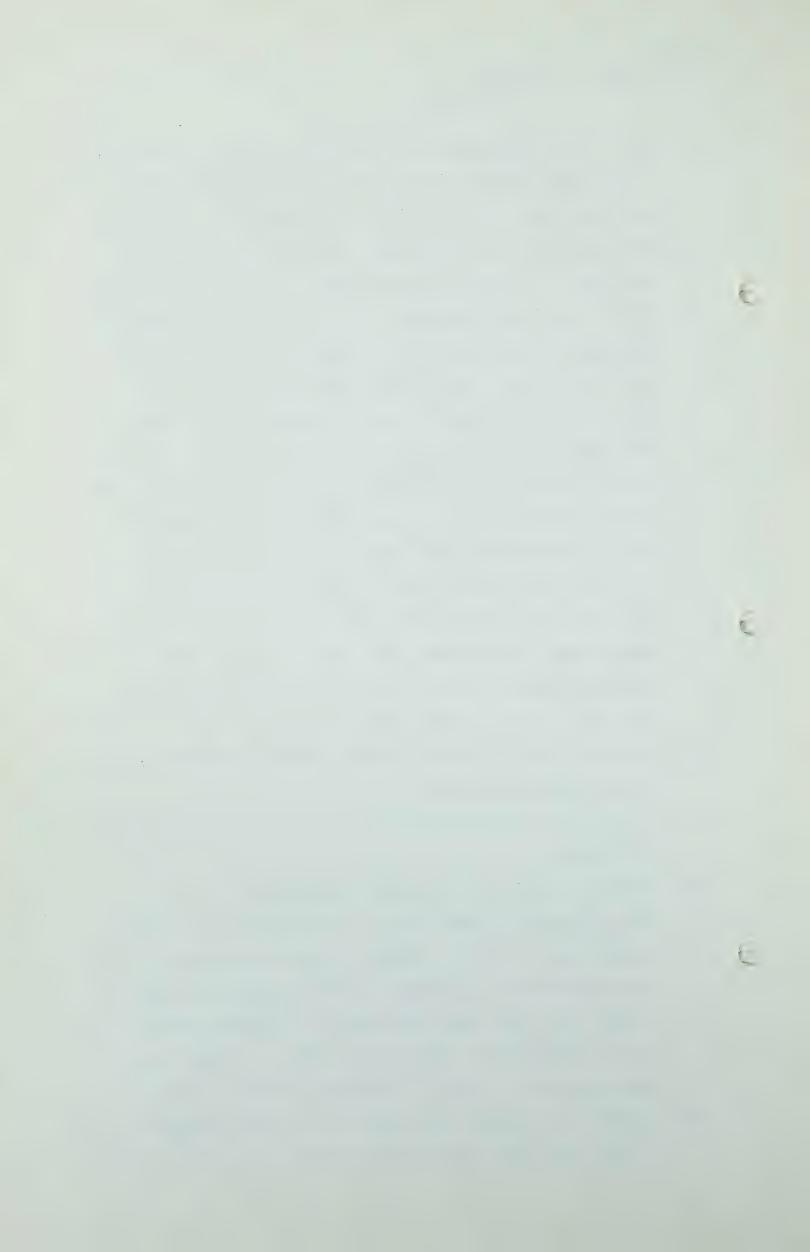
sight nor

a 112 ses end to s

Agon Devis poor : bed

- 4602 -

- (Cont.) a maintainer on that road every day and if we, Α as you see, we have six maintainers and we have 800 miles of road and you can't, it is impossible to keep a maintainer on that road every day and if they don't it will start to break up and we have to let them travel on other roads and therefore we might get 30 or 40 miles of road that is impassable for a motor car before we get back to maintain. Now, it is only up until the last year that that condition hasn't existed, it has been, last year we have been able to take care of it a little better but itsat the sacrifice of some of the other roads and we couldn't, some of our other roads perhaps went two or three months last summer without a maintainer on it at all, just because we had concentrated that on that one short piece of 12 miles. Now, the cost is, I imagine that the minimum cost would be about, for a maintainer would be about 5 to 7 dollars an hour and they run 12 to 14 hours a day.
- MR. ROBISON: Where is this 12 mile stretch you speak of, in the industrial area?
- A No, from Fort Saskatchewan east on the correction line, Mr. Robison.
- MR. BROWNLEE: What were you saying about costs?
- Mell, maintenance costs alone on that figure of, a very minimum cost of 6 or 7 dollars an hour would run in the neighborhood of perhaps \$15,000.00 a summer just to keep that one piece maintained and besides that we have to regravel it, well, maybe twice in three years and, at a cost of about a thousand dollars a mile.
- MR. DAVIES: Mr. Moyer what would be the classification of that road under the Public Highways Act there is what



- MR. DAVIES: (Cont.) is known as the first classification, main Alberta Provincial highways and then there is the second, there is the district road and I am thinking in terms of the grant on that kind of a road, what grant would you get on those costs from the provincial government and how is that road classified under the Highways Act?
- A Well, it is a district highway, municipal road, entirely a municipal road which would qualify it for 50% of the grant, would be applicable to six miles of it and the other six miles are purely local roads.
- MR. ROBISON: Well, is there anything unusual about that stretch of road that any other municipality would not have to face? I am thinking of a road like Stettler or Red Deer, Lacombe?
- A Well, anyone that had that type of hauling would be subject to the same abuse.
- MR. ROBISON: Yes, just a matter of upkeep on heavily used municipal roads, is that it?
- A Yes.
- MR. ROBISON: Well, there is nothing unusual or striking about that, is there, Mr. Moyer?
- A. Yes, I think it is unusual in our municipality, I don't think there are many municipalities that are subject to the same abuse Commissioner Robison?
- MR. ROBISON: Why?
- A Well, they don't have the deposit, heavily deposits

 of sand and gravel located that far away, if they, well

 take --

SETSURE: Weill, thence in mothing should be about the control of t

of apaidse one seeds delthicki un. yaan een seeds se

e Ca miesi tar Kabibaunt.

will vand this togeth

r V sakaj maj 7

- 4604 -

- MR. ROBISON: It is the specific kind of traffic that is doing it, that is what you are saying?
- A The specific kind of traffic there is a heavy deposit of gravel, sand and gravel north of Kinsella but not too much of that is brought in by truck, more brought in by railroad and the same way north of the City, Colchester, they bring it in by rail.
- Q MR. BROWNLEE: That is traffic to serve the City?
- A Yes, that is traffic to serve the City and that is only from one pit, there are other areas south of the City that is just equally as bad to handle.
- Q Well, just generalizing, in your opinion, is there any comparison at all between the road problems in your municipality and any of the other rural municipalities surrounding the Edmonton area?
- A No.
- Q I take it that you feel that the road, the traffic on your roads and the expensive upkeep is extremely high, having comparison with other rural municipalities?
- A Oh, definitely.
- THE CHAIRMAN: Mr. Brownlee, may we take stock now as to just where we are and just where we will go from here?
- MR. BROWNLEE: Yes, Mr. Chairman, I am finished with direct examination and Mr. Moyer is prepared to submit to cross examination and at that point we will have concluded the evidence for the municipality.
- THE CHAIRMAN: Thank you very much, that is clear. Mr. Gertler, would you have any questions or any further examination of Mr. Moyer? I don't mean at the moment but I mean at 2:00.

TITE of the State of the State

- MR. GERTLER: No, sir, I am going to take that up in consultation with the Commission, I feel that most of the questions raised have been covered by our brief and there will be no questions.
- THE CHAIRMAN: All right, sir. Then, as I understand it all that remains, so far as your case is concerned, or your submissions, will be the cross/examination which may emanate from the members of the Commission, is that correct?

MR. BROWNLEE: That is correct, Mr. Chairman.

THE CHAIRMAN: Very well.

MR. MOFFAT: Mr. Chairman, I have one or two questions.

- THE CHAIRMAN: I am sorry, then you have that opportunity at two.
- MR. BROWNLEE: Mr. Chairman, I should have qualified my remark in this way: I had meant to seek correction from the Commission in regard to the question of summing up.

 Now, it has been my understanding to date that the Commission was seeking factual information by written submissions supplemented by evidence and whether or not the Commission wishes verbal argument or written argument to be filed at a later date is a matter of which I feel I should possibly enquire.
- THE CHAIRMAN: Definitely proper, sir. Now, I am subject to correction too, by the members of the Commission but my understanding was, at our conclusion in Calgary and looking forward to the same situation here that we would not expect extended argument, that the information to be presented to us be factual and the Commission itself would analyze this evidence and reach its own conclusion, is that correct? Do you understand me too? Well then, Mr.

Termiserons supplemented in articular and whether as the Commission is necessary as a matter of which I feel to necessary and at a later as matter of which I feel I should possibly engular.

- 4606 -

- THE CHAIRMAN: (Cont.) Brownlee, but, this doesn't mean that if later you wish to make further representations you will be prevented from doing that.
- MR. BROWNLEE: I felt I should ask you, sir, if we could prepare a written statement of our --

THE CHAIRMAN: A summary.

MR. BROWNLEE: Of our case, summary --

THE CHAIRMAN: It wouldn't too long?

MR. BROWNLEE: Well, it wouldn't be any longer than my friend,
Mr. Moffat's, but quite frankly I raised the question,
particularly in view of the information recently acquired
that Mr. Moffat was preparing a somewhat lengthy document
which possibly is written argument, summation.

THE CHAIRMAN: All right.

- MR. BROWNLEE: I certainly wouldn't want to miss any opportunity that was available to present our argument in written form, possibly to be submitted after the conclusion of the Hearing.
- THE CHAIRMAN: Yes, I think Mr. Brownlee that my proper procedure, at this moment, is to say that after the time of the reassembly of the Commission and continuance of the Hearing I, or some member of the Commission, will have something to say in answer to what you have said. I certainly am not in a position to do so at the moment.

MR. BROWNLEE: Quite, sir.

- THE CHAIRMAN: So that I would assure you that every person will have something to say.
- MR. BROWNLEE: I might make it quite clear, sir, that I wouldn't suggest to attempt to read a written argument to the Commission but rather submit it.

and the same

 $\mathcal{F}^{(k)}(\mathbf{x},\mathbf{y}) = \mathbf{x}^{(k)}(\mathbf{y},\mathbf{y}) = \mathbf{y}^{(k)}(\mathbf{y},\mathbf{y})$

. · · · · · · ·

, vasc

ដែល ប្រជាជា ១០១ ១៩៩៤១ ស្រួល ប្រជាជា ១០១ ១៩៩៤១

on end continuence of bea

ad arrôn e de os

ts os of hit not

thoro dudd acy ors

(t) (1) (2)

res TETA 2

e e

, s . V mean

este a transfer

Hord to some the following to a singuismos dist of fourth

ក្រោយមានដែល L មានថៃ

thing to say in an

THE CHAIRMAN: Very well, I think I can go so far as to assure you that the Commission would be very happy at your forbearance at reading a long argument because, after all, we are going to have heavy argument amongst ourselves.

MR. BROWNLEE: Yes.

MR. MOFFAT: Mr. Chairman, if the suggestion is that the Commission might discuss it and have something to say about it after the noon hour it might be that you wish to know something about what we have already prepared, on the other hand, I think if, at the conclusion that, whether the material would be presented verbally or writing that that is of no great significance to us I think everyone is aware that we have prepared a fairly lengthy summary which attempts to pull together the conclusions from the various briefs but whether that would be presented verbally or merely filed with you I think we have no --

THE CHAIRMAN: It is described as what, as Mr. Brownlee has suggested as an argument?

MR. MOFFAT: Yes.

THE CHAIRMAN: Has Mr. Brownlee seen it? Has anybody seen it?

MR. MOFFAT: He has seen it in the sense that I have shown him how big it is, he hasn't actually read it.

THE CHAIRMAN: Well, if we haven't any definite conclusion when we reassemble we will take time out to reach a conclusion after we hear more from you about what we are going to do because Mr. Brownlee has been fairly specific, are I mean to say that he knows more about what you/going to do than I do. We don't not want either verbal or written and extended argument. Now, if you can distinguish between an argument and a summary, which I suspect you are not

VALON

im how big a mg as

CHAlkMAN: Sell, is as bayed? Cieft

one of Tailly and the place that the contract of the same of the s

me verbal or whiteen

- 4608 -

THE CHAIRMAN: (Cont.) doing, from on the, from these intimations from the side lines I think that we will take the time to have it put in the form of a summary. We do not want an argument. Now, if this had come up before I would have been very specific about that, that is a job for the Commission, in my opinion. However, I am talking too much, we adjourn and the Commission will say what its answer is.

(At this point the Hearing is adjourned until 2 p.m. the same date.)

PROCEEDINGS AT 2:00 P.M.

THE CHAIRMAN: Gentlemen, the Commission has had a meeting, and has had the advantage of some additional information which it required from Mr. Brownlee, and Mr. Moffat, and has reached certain conclusions. Mr. Blackstock who is well experienced in presenting summaries of this sort, will speak for the Commission, I hope.

Well gentlemen, the discussion MR. BLACKSTOCK: arose out of Mr. Brownlee's question as to whether we wanted argument when the evidence had all been heard. Now, we knew and I think you did too that Mr. Moffat was preparing a document of some kind, and we have decided that all of the oral evidence must be presented first to the Commission. When that has been done, and after the other people who have still briefs to present to the Commission have been heard, there will be an adjournment to enable Mr. Brownlee to prepare whatever he wants to argue on behalf of the Municipality. Then, those two documents will be read to the Commission, there will be no cross-examination on them because, they should be based entirely on the Exhibits, or the record itself, and, any conclusion that anyone wishes to draw from the record, or from the Exhibits, that is his own business, and we don't feel there should be cross-examination. The Commission itself might want to ask questions for clarification, but, that is exactly what we have decided on, all of the evidence must first be led. Mr. Brownlee shall have an opportunity to prepare whatever he wishes to prepare, and the

I from a recommendate

nitt be no emass-community of the

street should be appearably on the Arthitelt.

or and culture of the conclusions to

the recors, or

and feet house

F-2 Gordon W. Moyer - Discussion. - Moffat Ex.

- 4610 -

MR. BLACKSTOCK: (Cont'd) two statements will be read one after the other, and they will be exchanged between counsel at the same moment. In other words, Mr. Brownlee is not going to have Mr. Moffat's and Mr. Moffat is not going to have Mr. Brownlee's. When we do that, and then, oh, I have thought of something else, one has an opportunity to do that, and the other says, "Well, I am thinking of other things too", and, we are going to cut it short at that point when the two statements are being read. Is that perfectly clear?

MR. BROWNLEE: Yes Mr. Commissioner Blackstock.

MR. MOFFAT: Yes, that is quite satisfactory for us.

THE CHAIRMAN: And the decision was that both were to be read in order that all the other persons interested might hear what the summaries are. Very well, if there are no comments or objections to this arrangement, we will proceed with the further questioning of the witness, are you, have you some questions Mr. Moffat?

MR. MOFFAT:

Yes, I have I think three questions,
they may develop into some length but --

THE CHAIRMAN: All right, go ahead.

MR. MOFFAT EXAMINES THE WITNESS:

The first question, one which I asked of Mr. Adamson, and the question was deferred until later, and that is whether there are any comments from Strathcona with respect to the City's proposal on District Planning Commission. Now I don't know whether I should do that by referring to the City exhibit, which is

. The second sec

1 1 12 1

A COMMINST AND COM

TACHIA.

i la secola (I. e.c.)

. noemski. la nods ji su et han br

अंग्रोस हत्त्वण्युर्वका है

- Q (Cont'd) number 78, or whether Mr. Moyer is prepared to just give us comments in general perhaps?
- A Well, I would say in the main we agree with your proposal except in the case of appeal.
- Q And the difference in respect to the appeal, is that you would prefer to have it to the Public Utility Board?
- A Yes.
- Well, that was a short one, now, if the other two 0 go that quickly. The next question I wish to ask was with respect to the discussion of the Ring Road, and the provision of more adequate transportation, highway transportation facilities, particularly in the area at the southeast corner of the present city. You indicated this morning that you had not been familiar with the proposed location of the road in that area which was shown in District Planning Commission Brief, Exhibit 120 at page 14, and I wish just to ask you this. Do you agree it is important there should be some authority to reconcile differences in view, and decide on location in that area, rather than, without regard to the particular location, but do you agree there should be an administrative machinery for getting them fixed up?
- Well, to start off, I wouldn't want to admit there is any difference of opinion in the case of Ring Road, but, in case there were I think perhaps the regulations that we proposed, and you already proposed would cover the question.
- Q Well, then --

. There is a second of the sec

The control of the co

Without of the pertioning look of the pertioning look out of you see a there show the en adminife to the work of the conference of the con

- 4612 -

THE CHAIRMAN: Mr. Moyer, oh, excuse me, I merely wanted to ask at some time, I don't want to interrupt you, but, do I understand from the question you just asked the witness, that this particular Exhibit, 120, the has the proposed location of Ring Road?

MR. MOFFAT:

Well, it has a map on page 14

which shows the proposed location of some road in the this area. Whether or not that was/Ring Road I wasn't clear, but, it does raise the question of the location of roads in that area.

THE CHAIRMAN: Well, I think I may as well go on with this a little further. Mr. Moyer had this morning what seemed to me to be a very revealing map in nice colours, the location of a Ring Road, that is correct, isn't it Mr. Moyer?

Yes, I pointed out what was evidently the proposed location for Ring Road, but, it had never been put before Council.

THE CHAIRMAN: And, never had been put before your District Planning Commission?

A No, not our Development board.

Q Your Interim Development Board?

A No, never come before that.

THE CHAIRMAN: Oh, yes, you can't speak for the

Commission because you haven't been on for a while.

Well now, Mr. Brownlee I appeal to you that since

it seems to be your folks will have this. Do you

think in view of the evidence that has been presented,

and this being presented, that somebody ought to be

charged with the responsibility for seeing the

. Smolech i in the late DT stole in

our Berelows, an boord,

four Determine Demedapers Roand?

· · · · · Ped-smos T: · · · ·

mit are years as a con

od d

- 4613 -

THE CHAIRMAN: (Cont'd) Commission is furnished with

a map which will indicate the tentative location
the
of/Ring Road. Because, I have been waiting to hear
that, we have had of course the location of the
green belt, but, just what relation/Ring Road has
to the green belt I haven't the faintest idea.

Now, I am just explaining my ignorance, but I don't
mind.

MR. MOFFAT: Well sir, it strikes me the important question really is whether it is agreed by matter of policy there should be some administrative it's authority to decide this, I don't think/particularly important to know what particular location is proposed. It is the administrative machinery rather than the particular location.

THE CHAIRMAN: All right, Mr. Brownlee, if that is all there is to it.

MR. BROWNLEE: I just might point out sir, with regard to this particular map, it is one which apparently
Mr. Moyer/just obtained from the Edmonton District Planning Commission, it is not our own map.

THE CHAIRMAN: No.

MR. BROWNLEE:

But he brought it to indicate

as is stated on the map a proposed Ring Road, and
to accompany it with the statement that it has
never been brought to Strathcona's attention?

THE CHAIRMAN: No.

MR. KOBISON: Does it carry the important matter of the District Planning Commission?

E pro- colora no militare

T) Sim)

per the first the first the power of the

i in

of the second se

---- EET : . Iner wa make

the part to the second second

in the state of the court of the court of the

rest to continuous sections and the section of the

and the standard of the standard section in the standard section.

re a latens in pr

iff. To mo into fable semple : Ha Work Jam

dolas en and a little en rait (ular mag, it is one which

. Mayery ust obtained from the Edmonton Malyis

it is not our own maps

- 4614 -

A I am sorry sir, it what?

MR. ROBISON: The approval of the District Planning Commission, keep away from that?

A I don't think so, sir.

)

THE CHAIRMAN: Well, in that case, Mr. Brownlee,

I would say so far as I was concerned my interest interests of the would be purely the citizens of this area, and not as a Commissioner.

- MR. MOFFAT: I take/then, Mr. Moyer, from what an you said that you agree the need is for/administrative machinery to determine location, and you think the present facilities of that sort for determining that kind of a question are adequate, is that what I understood from your answer?
- Well, so far as the M. D. of Strathcona are conthe cerned, they have been in agreement with Ring Road Idea all down through the years, but, it has been a matter of just definitely saying where it would go. Considerable subdivision out there and, likely to have to be careful going through, and not cross these things too many railways, all have to be taken into consideration. Even this one, I would not say it would be possible to put the road where it is, where it is marked right now, theoretical.
- Are you saying then that the M. D. of Strathcona should be solely responsible for location inside its borders, and the City solely responsible for location within its borders?
- A No, I think that is the place where perhaps the

. . Even this one, I would nov ! into any or elektrici)

- A (Cont'd) surrounding district should decide among themselves just what they can afford to do, and where they can afford to let the road go.
- Well, that would involve then some sort of administrative machinery that does not now exist, is that correct?
- I don't know about that, we settled differences,
 questions, I would not say differences, we settled
 questions by getting together and talking it over.
 We wouldn't want the City coming out one place and
 us going in the other, we want to put it in the same
 place.
- And, do you think it does not involve the need for some organization that would have the power to raise money and spend it to build that particular road, if it decided on a particular location?
- Well now, an organization to raise money and spend it, that is a different, that is a different thing altogether.
- MR. DAVIES: Mr. Moffat, would you mind asking him who you think should pay for it?
- MR. MOFFAT: Yes, that is, do you think it should be paid for primarily by the City, or primarily by the municipal district.

MR. DAVIES: Or the Province?

A It is easier to ask the Province.

MR. HAYES: It shortens the answer too.

MR. MCFFAT: Would you agree if there was one Council that had to deal with that whole area, you would probably get faster progress and less delays?

ganhiele on the word

Alta. Davie

ia other mid

h i inde

um.

rimi . Hal

or paid for primerily by the ... or billineity

edicium ent.

Or the Province?

er to ask the rowince.

- A Mr. Moffat, repeat that question, I am sorry --
- Would you agree that one Council elected and responsible.over the whole area would be able to deal with this kind of a question. (a) More adequately and (b) more quickly?
- Well, I can't see, can't see how they would. The road is in several localities, and, I think each administrative unit is well able to take care of their part of the road.
- MR. ROBISON: Mr. Moyer, I am wondering if you would think it advisable as to this Ring Road for the military and civil defense authorities to have some, to be given some consultative capacity, shouldn't they be consulted with regard to a road like that as well as the Province, the Province is interested, we heard that in Calgary?
- A Well, as far as the road that has been proposed,
 any proposal of a Ring Road around the City, I
 can't see it would be too much benefit in case of
 massed movements. I think it is all too close to
 the City.
- MR. ROBISON: Well, is that not an argument for discussion with the Civil Defense, and possibly the military authorities?
- A Well, my point was that the road that you speak of would be away from this road. I believe these roads are necessary but, I believe the other road, if it is necessary, it should be farther away from the built-up area.

MR. ROBISON: Well, I am simply talking about

roed that you apeak

F-9 Gordon W. Moyer - Hayes Ex.

- 4617 -

MR. ROBISON: (Cont'd) the Ring Road?

There would be no, I would not have any hesitation in sitting in with the Civil Defense Plannersor Coordinators to see what they thought of it.

Mk. ROBISON: Well, I would think so.

THE CHAIRMAN: Now then, Mr. Moffat has completed his cross-examination on Mr. Moyer. I presume it is now the privilege of the members of the Commission to ask any questions they wish. Mr. Hayes, have you something?

MR. HAYES: Well, I don't know, I was wondering about this Ring Road. Anybody wants anything, those that want it should pay for it, are you in favour of that principle?

A Well, I would be in the main.

)

MR. HAYES: In other words, if you wanted it but couldn't pay for it, and got somebody else to pay for it, it would be all okay, is that it?

A I guessthat would follow.

QMR. HAYES: We have heard quite a bit of discussion about this giving a planning authority executive authority to more or less command certain things be done, and, here is the case of Ring Road we say that the District Planning say should be built, and, it might involve a large expenditure of money, and, if they had executive power along the lines that they could order this road built, and the municipality said it was yours, and any other municipality involved didn't have money, could not finance it, what would be their position if they wanted it, but were unable financially to

ेटलेटलेटल ४४. १८८८३ - भन्ना १६

the section of the section

Land to the state of the state

rs Dr.

Des O.

3.1 3.1

t e ·

The state of the s

ic និសិក គេគ្រង់ស្រា សំពស្រុក ស្រុស ១៩ នេះ និសិក្សា

discussion ot our this riving a planning sutheraby

executive suthority to more or less commans serbain

tuings be ad, here is the cope of thing head

we say that the Matrict Planning say should be

ornetibnegar egt f a avlovai : dgin 't."

- 4618 -

MR. HAYES: (Cont'd) to complete it?

- A You mean where the district, where the road went through wanted the road.
- Q MR. HAYES: No, the Planning Commission or the District Planning Board, would, if they had executive authority to demand, or to put into effect a Ring Road, and your municipality was asked to build that, and financially you found yourself unable to do so, how were they going to enforce this, that is my point. They might have authority to tell you to do it, but, if your municipality were financially unable to complete it, how were you going to comply with their reasons?
- Well, you couldn't, I don't agree they should have the authority as far as that goes to order anything done like that, it should be done by mutual agreement.

THE CHAIRMAN: Yes, right.

MR. HAYES: In other words, the executive authority they speak of would not apply where they are committing the municipality to expenditure of money?

A No.

MR. ROBISON: That is what the American Revolution was fought over wasn't it?

MR. HAYES: Well, let's have another one here maybe. Now, this morning we were looking at that particular map. We were asking the distance to Prince Albert --

j

7

- 4619 -

THE CHAIRMAN: St. Albert.

- MR. HAYLS: St. Albert. Everybody has been strangely silent on the close proximity of St. Albert to this City. If you notice that particular map, been how it is terraced there, we have trying to keep away from it it would appear. Whoever is responsible for that map apparently wanted to keep away from St. Albert. Now, have you any comment to make on that particular area, is that a good area, or is it poor, or just why would that be terraced down up in that corner?
- I would not say it was a poor area by any means, it is very good, very good land between the City and St. Albert. St. Albert seems to have got along in their Town reasonably well, despite the fact that they have buildings in the Town, of quite a considerable amount, that are not revenue bearing.
- MR. HAYES: Well, but, it is very decidely we might term, a satellite town, as why we have been speaking of satellite towns?

A Oh, definitely.

MR. HAYES: I find it in my own mind strange, so little has been said about St. Albert.

MR. DAVIES: Isn't is so Mr. Moffat or, Mr. Moyer, over in that corner there is a lot of water, a lot of land under water. Now, the trail from Edmonton out to St. Albert takes a considerable distance to get to St. Albert, and, I have travelled along the boundary of the City going northeast where it

: AASSI . O . AHT

W. Hall a St. Lat. 1971. The strong to the latest the latest terms of the latest terms of the latest terms of the latest terms.

•

' id' . emskar i no trafie

this cirps : cours present

ar really system, relating a residence

Compared to the second of the

of the first transfer of all the second of t

man of the control of

and the same of th

White I is a second of the second as here

A. HAYEL: Use the fit is very docidely

c- est elght term, a sebellit: . sawhy we have been

factor edhillsten in into

)

ÿ

-4620 -

MR. DAVIES: (CONT'D) intersects the St. Albert Trail.

We were driven around there on the northeast boundary and over of the City, and then around to the north/towards

Calder, and my recollection, there are many acres of land in there that are inundated with water, is that not so, can the City give us any information?

MR. MOFFAT:

Yes, as a matter of fact that is that is an area very difficult to the answer to Mr. Hayes' question, \(\sqrt{drain} \), both from the point of view of the water on the surface, and from the fact that it would involve drainage right down to the City.

MR. HAYES: That would account for them staying away from it?

MR. MOFFAT: That is right.

THE CHAIRMAN: Mr. Moffat, you are referring now to those areas marked 5085824 if I can see them correctly.

MR. MOFFAT: The areas to the northwest --

THE CHAIRMAN: The northwest corner?

MR. MOFFAT: And Calder in the northern Alberta the area to the northwest, and Calder, the northern Alberta Railways.

THE CHAIRMAN: That is your answer to your question Mr. Hayes?

MR. MOYER: Well, refer to our map here, the poor drained area is to the north of the City proper, following a line, the west line of the City, the good land --

MR. ROBISON: Show us on the map, Mr. Moyer,

F-13
Gordon W. Moyer - Discussion.

,

- 4621 -

- MR. ROBISON: (Cont.) it is awfully difficult for some of us to follow making sketches?
- The poorly drained area is in here, this is very good land in here. This is what we travel through when we go out there, so that, there is a small part of poorly drained land. I didn't know it was poorly drained, I have travelled over it too, and didn't see any water on it. Yes, well, it comes down here, up in here, and down here.

MR. ROBISON: What does the soil survey show there?

- A Poorly drained land, defined as poorly drained land.
- MR. ROBISON: How much of it, how much of it, you there said north/is poorly drained, but you said below wasn't, now, what does that mean?
- A Well, there is about, three, four, down to Jasper Place, be about four sections, four sections in here, and some thirteen or fourteen sections up this way, up in a line like that.
- MR. HAYES: Is there any land in Strathcona, in the vicinity they have been speaking of, or subdivision of lands comparable with this four sections of land that you speak of?
- A Not too much, not too much, you get the same kind of land down Nisku way, or out toward Devon on the south side of the river.
- MR. HAYES: What I had reference to, was land, not possibly the quality of the soil or anything, but, so far as drainage was concerned, what I had in mind?
- Yes, it has been suggested McKernan Lake Area might be something the same. Down the Calgary highway just immediately south of the City there is an area

affrer Mi

78032 -22 11

Park seeth tan

Side of edidocratical alimina for the 19

of thod findt year speak off

or the multiple not ted much, best get the same island

AUT, BU BOASE BUBBLOK OFF FAR

ob brief

F-14
Gordon W. Moyer - Discussion
- Davies Ex.

- 4622 -

A (Cont.) in there you might call poorly drained area.

There has been a ditch put in there, and as long as it is kept clean the water gets away, a big flat area, there wouldn't be any more than a few feet of water to cover a lot of acres. But, I think this other here would be more inclined to run into the swampy.

THE CHAIRMAN: Over to the northwest you mean?

No, it is not swampy, just poorly drained land, but, to it is close/the Sturgeon River. I imagine a ditch there a mile or two long would relieve the situation if they wanted to reclaim it.

MR. HAYES:

That is all.

THE CHAIRMAN:

Mr. Davies?

MR. DAVIES EXAMINES THE WITNESS:

- Mr. Moyer, as a member of the Council of Strathcona, what is your reaction to the proposals that Fort Saskatchewan made here the last time they appeared before the Commission for taking in the Sherritt Gordon assessment, how do you feel about that? For the enlargement of the boundaries of the Town of Fort Saskatchewan, you heard what they said, about the suburban development, and the houses that had to be provided in Fort Saskatchewan there, and the services that go with them, and they claimed they needed more industrial assessment to balance that out, what is your reaction to that?
- Well, my first reaction was that they saw the collection plate coming around, and if they thought no one was looking they would grab the dollar, but -- (Laughter)

.

odi . puli dewe

F-15 Gordon W. Moyer - Davies Ex.

- 4623 -

Q What is your second reaction, that is very clear that first one.

THE CHAIRMAN: Looking for two dollars now.

MR. MOYER:

I think perhaps as I would say it
is an almost impossible request, a request that they
could not expect any one to consider.

MR. DAVIES: Did you know/sometime back the Sugar Refinery down at Picture Butte, was it. Mr. Blackstock? At Picture Butte was in a rural area and has quite a substantial assessment, and was taken into Village of Picture Butte?

- A No.
- I take it your answer is, you don't think there is any merit or need in their proposal?
- Wall, taking everything into consideration, I don't think there is.
- I wonder if you would be good enough to arrange to have a copy of your interim development by-law filed with the Commission?
- A Yes, we could do that.
- Ones from some of the rural areas, and it is interesting to have them, as amended to date. On the question of representation on the District Planning Commission you come around to the view that you have no objection to compulsory membership as long as there is appeal to the Board, similar to the board of Public Utility Commissioners?
- A Yes.
- Q I want to talk to you for a minute about the question

in the second second second second

e e

ed. . However, and other least to hides . We

. · · · ·

The nonel number of the runkle ereop, and it is interest of the base of the runkle ereop, and it is interest from some of the runkle ereop, and it is interest from the base of the the determine commission and a substitute of the listeric flamming Commission of the first of the runking Commission of the first of the runkle continued to the runkle of t

MALE TO THE STATE OF THE STATE

F-16 Gordon W. Moyer - Davies Ex.

- 4624 -

- Q (Cont.) of representation. Do you think that
 every representative on the District Planning
 Commission representing a municipal district, or
 a village, or a town should be an elected municipal
 councillor?
- A Definitely.
- Now, if the City of Edmonton can prove, firstly, do you feel that the City of Edmonton should have more than one representative on the District Planning Commission?
- A Well, I would not have any objection to them having more than one, I can't readily see any need for it.
- And, do you think that whether it is one or more that in respect to the City that only Councillors, that is elected representatives of the City should be elligible for representation of the City on the District Planning Commission.
- A One or more elected representatives.
- Q Let me put it this way. Right now the City has one, and that person is an Alderman, I think it is Alderman Mitchell, and he is an elected representative. Now, do you think that if, whether the City only has one representative on this District Planning Commission, or whether they have more than one, that in any event, any representation the City has on the District Planning Commission should be restricted to members of the City Council?
- A Oh, yes, I do.

- 4625 -

- Q Do you think there should be any effort made to give the membership on the District Flanning Commission representation related in any way to population of the municipal area they represent?
- A Well, I wouldn't have any objection, again I say,
 I can't visualize any need for it.
- Roughly speaking, would your position be this,

 Mr. Moyer, as long as they all had representation,

 and they had an appeal from any decision to a public
 that the question
 hearing by an independent board, that you feel/how

 many represents each area is not important?
- A No, that is right.
- Q Is that roughly your position?
- A Yes.
- Q That is all thanks.
- Mk. BLACKSTOCK: Even if one municipality had control, by virture of its number of members. Supposing you had it on a population basis?
- A Well, we would have to have a linen washing right away.

Mk. BLACKSTOCK: Quite right.

THE CHAIRMAN: My comment would be, Mr. Moyer,
that they certainly wouldn't want any such overwhelming numbers as would be suggested by comparison
of population, but, it might pay the twelve thousand
a little more cheerfully if they had say a couple
of more representatives?

A It might be.

THE CHAIRMAN: Especially if you made sure that they were members of the Council, which I agree with you is the way it should be done. All right Mr. Robison.

ice of the state o

. the firm

entropy of the particular section of the par

l ω fΩ v . . .

Lie fire a file (Reiniare non a core i de a a i ambiente de la core

. Saigh similable mentil a wien of swall bloom to fight A

THE CHALLER: my comment would be, Kg .

that they cortainly want ony ruck over--

whelm: numbers as would be sugged ted by

the ran making an viriam of standing tursum

109 10,

- 4626 -

MR. ROBISON EXAMINES THE WITNESS:

- Q Mr. Moyer, have you given any consideration to the question of compensation in the green belt area, you know what I am driving at?
- A Yes, I know what you are driving at?
- Q I am interested to know what you think about it?
- I have, right from the beginning of our District Planning Commission it was always, I always debated in my own mind just how these people should be compensated, there didn't seem to be any question they should be, but how would they be compensated, and I am sure that I haven't come up with the solution.
- Q You have nothing that would help the Commission?
- A Well, except to repeat what I said this morning, that in order to provide a green belt you first had to decide on the size of the area that the belt was around, and, then I think it would be comparatively simply, because, your green belt would necessarily be narrower. My objection to the green belt as was that laid out by our Planning Commission, they were far too extravagant with other people's land.
- Q We often are extravagant with other people's property, aren't we?
- A What was that?
- Q We often are extravagant with other people's property.
- Well, I could point out a case, a case of C.I.L. when they came in on section 36, there was a question of green belt, they were given, infringing on green belt regulations at that time, and it was no difficulty at all to have C.I.L. officials agree to a hundred

and the state of t

lus plei

or direction to the deal deal

Risland distribution to egopatrice out madio ed. p

Constitution of the second

th other people's property.

- 4627 -

A (Cont.) foot strip with some cooperation from the municipality in providing trees or something, eventually that 100 foot strip will be planted on the west side of C.I.L. property. Now, it didn't cost anyone anything except to put the belt in there, and C.I.L. didn't make any hesitation at all, they agreed, so, where I think in that way/two developments come together, it wouldn't be hard to get a green belt in there, and not cost anyone too much.

THE CHAIRMAN: Mr. Robison, let me interrupt you a moment, will you. Mr. Moyer, in the plan you refer to as drawn by the District Planning Commission, is the green belt of uniform width?

A No.

THE CHAIRMAN: It isn't?

A No.

THE CHAIRMAN: That was my understanding, and sometime I want to ask somebody what the considerations were in narrowing it so much in some places, and as you say being so generous with other people's property in other areas?

A Yes.

THE CHAIRMAN: You don't know the answer to that perhaps?

A No, I don't.

THE CHAIRMAN: No, thank you, I will find out from somebody.

MR. ROBISON: Have you any idea, Mr. Moyer, we have heard a lot about optimum size, how to control the size of a city, for example, Edmonton, or for that

dedicat rement ado when at: " well



- 46 28 -

- Q (Cont.) matter Strathcona, but particularly Edmonton.

 How would you control the size of the city and come prime concept up with this of optimum size, the best size?
- Well, I must say I wouldn't know, but, it only follows when, in my opinion when people undertake to do something, they know what they are going to do. Now, we could bring it right down to a small farm. If you didn't know what you were going to do on that farm and let everybody move in, and let everybody's cattle run there and destroy everything, you would be in an awful predicament. I think a city or a town, I think it is quite comparable, they have to take stock of themselves once in a while, know where they are going, and how they are going.
- Q Well, that is what we are doing right now, isn't it?

 A I hope so.
- Isn't it basic to any sound planning it must be, the plan must be flexible and omit unnecessary change. For example, all the figures we have had about the growth of the population in this area has been light, I think Dr. Harries admitted that in his evidence, all the figures have been light as to population growth in this area. What does that do to your planning concepts, doesn't the plan have to be flexible?
- A Well, I think perhaps in a new area, I think perhaps--
- In any area, in any area, isn't the City at the present time in a hassle over this business of zonings, people have moved in and destroyed the zonal concepts and both here and they had to appear in Calgary, and the City of Edmonton

and and the total state of

sucy of ob Jens areb sade. Ends of diners:

so of eval sale and 31 ... (8 exists for the exist.)

attiko - ridig - to new arda, I tihlaik

- 4628 -

- Q (Cont.) and Vancouver, and they have to modify, they are suggesting a modification of their zoning plans. I personally, I don't see, I am puzzled about this concept of the optimum size. I think it looks good on paper, it is good theory. What I am asking myself and asking you, how do you control the growth of population in an area such as this?
- the expansion of Well, how do you control/any area.
- Q That is the point, how do you?
- A Well, I would never say for a minute that you couldn't.
- Q You told us this morning that you were going to control Campbellton to around 5000, didn't you, Mr. Moyer?
- Well, it is our intention. We can't see why we can't control it. You can only have one house on one subdivision, so by controlling the sub-divisions you can certainly control the housing.
- Q Have you read any background material on the growth of urban areas at all?
- A No.
- Q Do you realize that has been one of the greatest problems to control growth, or direct growth?
- A No.
- Q Well, let's \(\sqrt{ on to something else.} \) In speaking of your sub-divisions, Mr. Moyer, this morning, I gathered the impression that you had in mind several developments including Campbellton that are on the horizon, in the background of your thinking. Now, could you give the Commission a broad perspective of how many people you might see in the area bounded on the east by Campbellton, and on the north by the

delle pour exbedirisions. L'espendir in annais in consider proportion in annais and son all son proportion that are annais on the teams the deleground of your thinking the teams of the deleground of your thinking the teams of the deleground of th

- 4630 -

- Q (Cont.) north boundary, and on the south by the south boundary projected across the city line there. Well, I am not familiar enough with the zone, or projected zones in area, but, how many people in these sub-divisions do you foresee in the next five years, fairly close into the city?
- A I am afraid I would have to ask you to repeat that, Commission Robison?
- Q Let's take it another way, having regard to the projected subdivisions, including Campbellton, that may come into development, and of which you have personal knowledge, how many people do you see living in those sub-divisions in the next five years?
- A That is between Campbellton and --
- Q And the City?
- A And the City.
- Yes, and excluding the portion that the City has proposed to annex, I understand just on the east boundary there?
- A Excluding?
- Q Yes?
- I don't see any, if you come a mile south of the

 Campbellton site and west, I don't see any residential

 sub-divisions coming in there.
- Q Well, you see 5000 in Campbellton?
- A Well, I don't know, that is the guess.
- Q All right, let's take it this way, take a line five miles due east of the present City limits. Six miles, six miles from the present City limits, right along the

- 4631 -

Q (Cont.) eastern boundaries of the City, how many residential people do you see living in there in sub-divisions in five years, at the end of five years?

A Well --

THE CHAIRMAN: You mean right up to the river?

MR. ROBISON: kight up to the river.

THE CHAIRMAN: Yes?

A We haven't gone into that too deeply, but, I can't see but very, very few.

MR. ROBISON: Give me some idea of numbers if you have got any?

- A Well, there would be the odd residential district and the odd house built immediately east of the City, but, as I explained this morning, I can't see that area between 75th and 50th Street filling in too much. I don't believe any of it is residential, I think the time has past when the pressure has been on that area. As far as we are concerned the pressure has not been on that area for at least two years, maybe three
- Well then, do I gather, including Campbellton at that the end of five years you foresee a negligible population in the area we have outlined there.

 I mean by negligible, just two or three thousand?
- A I think that would be fair to say that.
- Q Do I further gather, you have been, not in theory, but in practice, more or less making it tough for sub-divisions to open up in that area?
- A Making it which?

former chart chart former and lightle . former and lightle . former habitate

F-24 Gordon W. Moyer - Robison Ex.

- 4632 -

- Q Tough, making it hard for them to open up?
- A Except for industrial, industrial --
- Q I am talking about residential.
- A Yes, well, yes we have, haven't had any, I don't think we have opened up any.
- Is it fair to say this, you do not want residential sub-divisions opened up in this area?
- A We don't like to have residential area too close to industrial area.
- Q How far is too close?
- A Oh, two or three miles.
- Q Well, that would be within the six miles I have spoken of, wouldn't it?
- A Yes.

)

- Q Well, then I gather you are not encouraging these residential sub-divisions?
- A Well, I don't know just what you mean, we are not going out for them at all.
- Q You are not encouraging them, I mean you are not making it easy for them to come in and develop projects in that area say, six miles east of the present City boundaries?
- Well, there wouldn't be any residential area there of course for large projects outside of the odd little place. That area is pretty well zoned for industry anyway, with the railways in the way they are and pipelines, it is just not suitable for residential development.
- Q Take six miles from the present City boundaries, and go out from six to ten miles, do you foresee

-21, Clidra, W. Mayer (million ...

er er g

Yes ... This has been and develop making the and develop ... The factor in the Bergar ... six miles cast of the

- 4633 -

- Q (Cont.) any residential development?
- A les, from Campbellton on there could be considerable.
- Q Could you give the Commission any idea what you there foresee/at the end of say five years, as to the number of residents?
- A I wouldn't like to say over five thousand.
- © Five thousand approximately?

A Yes.

THE CHAIRMAN: Mr. Robison, we will break, and you will go on at the time we come back?

MR. ROBISON: Yes, I just have two or three more questions.

THE CHAIRMAN: Well, we will stand adjourned until 3:10.

(At this point the Commission stood adjourned until 3:10 this same date and reconvened.)

· REFERENCE

a PEBs -

tions of a cold in the contraction of the cold

· service of the serv

10 to 10 \$5 1 \$1 100;

the world of the second of the

190

I We will a second of the second

A to the second of the

(

temmer fold , ref

17.6

MR. ROBISON EXAMINES THE WITNESS:

- Q Mr. Moyer, to deal with these subdivisions again just briefly, how many subdivisions would you say are active, or in the planning, or semi-planning stage at the present time within ten miles of the present city boundaries, residential subdivisions?
- A If I got your question right, Mr. Commissioner, was, how many subdivisions were in the formation stage or the development stage within a certain distance --
- Q Ten miles.
- A Ten miles.
- Q Shall we say ten miles of the present city boundaries.
- A Of the present city boundaries, say perhaps two.
- Q Could you name them, Mr. Moyer?
- A Ordze subdivision and Hulbert subdivision.
- Q Would you not include Campbellton in that?
- A It is not active right now.
- Q But it is not dead, is it?
- A It is not dead, no.
- Q What about the Ball subdivision?
- A Well, that would be further out, I believe.
- Q Beyond ten miles?
- A Boag Lake, you mean?
 - Q No, Ball.
 - A Oh, the Ball?
 - MR. BLACKSTOCK: They are right next to Campbellton.
 - A I believe that the Ball subdivision would be in that, in that area.
 - Q MR. ROBISON: Well, assuming --

ex.

, mind a series of the series of the series

in the second se

in the contract of the proof.

a file and and and

The state of the s

ા (વુંલર ૧ મન્ટ ૧ કાં કાઇવાં ૧૧૯૬ જ

rise and and in the tax and the tax

Tolerand in 11 Laure De la la commentation

LES LL. L. P. C. Control of the Cont

í

-7

1

E . T

of it are committeed and or the

. E * 130 30 ·

All the contract

TO AT THE MET OF EVEN OF SET OF

a vou of mi court

ful If the the lost of the

idi si nawa tan zi ti tud

Les the de dor et d'

Whit about the Ball subdivision?

Wells, I would be further onh,

Beyond ter miles?

8-D-2 G. W. Moyer - Robison Ex.

- 4635 -

MR. BLACKSTOCK: It is only six miles out.

MR. ROBISON: Yes.

Assuming that the Ball subdivision and the Campbellton and the other two that you have mentioned came into production, how many people would occupy them on the basis of planning that you have seen?

- A Assuming Campbellton took five thousand, we would say fifty three hundred.
- Q Fifty three hundred, well, the others are negligible, then?
- A Well, they are on small parts, two or three acre parcels, so that you don't get too many on one eighty acre area.
- Q Yes.

Now, one last question, Mr. Moyer from a planning point of view, would you think it advisable that the city should have, as it were, extra territorial rights as to the types of development within two miles of the city boundaries, should they be notified and have the right to object? Or four miles, or any miles?

- A Well, similar to what they have now?
- Yes, some extra territorial rights? They have in
 Toronto and other places. Would you say that that
 is a sound feature and advisable here?
- A Well, I understand the city have that right now to examine an application for subdivision within three miles, I believe of the city limits.
- Q Do you think that is a sound provision ?
- A Well, sometimes we think they should work both ways,

13 cm 177

MATERIA DE LA CALLACIONE DEL CALLACIONE DE LA CALLACIONE DE LA CALLACIONE DEL CALLACIONE DEL CALLACIONE DE LA CALLACIONE DEL CALLACIONE

JERNOLINE OF LECT. AL ANDRESS CONTROL OF ROSALD THE STATE OF LOUIS OF COURS OF STATE OF COURS OF COURS OF STATE OF COURS OF COURS

all, similar to what they have now?
Yes, some entire territorial rights? They have

(,____

Tered oftos

8-D-3 G. W. Moyer - Robison Ex. - Davies Ex.

- 4636 -

- A (Cont.) however, that's not the way the law is.
- Well, you still haven't told me whether you think it is a good provision or not from the point of view of the city?
- A Well, we haven't had difficulty on it.
- Q Would you have any objection to it?
- A Well, not up to the present time, no, we don't have any objection.
- Q No. All right, fine.

MR. DAVIES EXAMINES THE WITNESS:

- Well, what about the question of use of land?
 What you are referring to now is actually a two
 mile rule on subdivision plans, that they must be
 referred to the city if they are within two miles
 of the city boundary?
- A Yes.
- Now, how would you feel about the question of occupancy and use as distinguished from merely a subdivision plan? Have I made myself clear?

 The question of a subdivision plan only comes up when somebody has a parcel of land which they are proposing to subdivide?
- A Yes.
- But I am talking to you, for example, about an existing parcel of land that is undeveloped, but there is a title in existence, and the question comes up as to the occupancy and use of that parcel within two miles of the city. That is, there might be an industry going to be established on it, there might be a service station, there might be a

fon efamid for me in the fire

orth two it to a fill

w.

radi () ja v Las ...

LAVIE EA 1771 IN WITHER

The question of a subdivision plan only comes up when somebook are parcel of land which they are proposing to subdivide?

- Q (Cont.) used car lot such as we have out here on the St. Albert Trail. I just want the benefits of your views, Mr. Moyer, do you feel that the city has any interest, that it should receive notice of the proposed occupancy or use of parcels within, let us say, for example two miles of the city, in the interest of planning for the area?
- A Yes, I think it is, should we say, a nice way to get along in regards to boundaries, that regardless of where a boundary is, if something is happening close to a boundary, I think the other party should be aware of what is going on, and if they have any serious objection why, you could, that is the time to entertain them.
- You would also feel, I presume that it is possible that some things might be planned immediately inside the city boundary adjoining your municipality that you think you should have notice of too?
- A Oh, definitely.
- Now, I want to ask you just one other question that I overlooked before, and it is this, in respect to applications to your municipal council for subdivisions that have been turned down, have you had any appeals that have gone through to the Town and Rural Planning Advisory Board?
- A Well, just the case of the Ball affair that I mentioned this morning.
- Q Just the one?
- A Just the one.
- Q And what year was that in?
- A I believe that was in '54.

Moyer - Davies . .

Township to the control of the contr

diviences that have been turned down, here you have

- And did you have, for example, many applications of this type? A man outside of the city limits, he has got a small parcel, let's say of an acre; let's say a couple of acres, and he has got a house on it, and he wants to split that up, maybe into two more, two or three more different parcels so he could sell those off to somebody else to put up a house, or put up some houses, have you had quite a few of those types of applications that only involve a subdivision in the sense that it was to divide an existing parcel of two or three acres?
- Well, not too many. Our regulations are such that if there has been a parcel that two houses got on, you know how these things happen, sometimes. We have a regulation whereby the parcel can be split so that each house would have a piece of land.
- Q Excuse me, let me interrupt you there. Have you got a cut-off date, am I correct in assuming that that is taking care of old cases that a house had got on one parcel, maybe some years back, is that what you are referring to now?
- A Yes, it is some years back. We don't have anything, anything happen like that now. Well, I think maybe people are getting more educated on what they are allowed to do, however, there is the odd time we have to check up. You see something start, why you start to inquire about it. The area immediately around the city, what you would call the A zone green belt is, the regulation on that, I believe, is that not any smaller than two or perhaps

Signal of the following state and this was any this was the following and this was any this was a way this way this was a way this way the way this way this way the way this way this way the way this way the way the way this way the way th

- (

8-D-6 G. W. Moyer - Davies Ex. - Hayes Ex.

- 4639 -

- A (Cont.) three acres, that is in a new area that is being subdivided in the A zone.
- Q That is all, sir, thank you.

 THE CHAIRMAN: Mr. Hayes, do you want to --

MR. HAYES EXAMINES THE WITNESS:

- Mr. Moyer, the other day I think Mr. Harries and Mr. Adamson, somebody spoke of an area in the Strathcona District that had been mined and was subject to cave-ins. Would you indicate on that map where that is, and how big a territory that covers?
- A Well, roughly, Mr. Hayes, it is in the area from the Canadian Chemical Company roughly along both sides of the C.N.R. line down to, should we say about there.
- Q Well, then, my understanding was that this would not be suitable for industrial or residential property?
- A Well --
- Q In other words, it is subject to cave-ins.
- A It is subsidization.
- Well, now, in view of that, it would be hard to service, in other words, if you put water mains or sewage mains in a territory such as that, that would be subject to cave-ins, and so on, it would disrupt the lines; in fact, it would seem to be very difficult in areas of that kind, is that right?
- A That's right.
- Q And have you any idea how that would apply to Beverly?
- A Well, I think perhaps it would be something the same, however, I believe the engineers will tell us that

for the second s

or week the view of as is small has bord to perform the bord to th

8-D-7 G. W. Moyer - Hayes Ex. - The Chairman Ex.

- 4640 -

- A (Cont.) subsidization takes place in approximately
 15 years, so in most of these areas around here now,
 well, we have five years at least behind us.
- Oh, yes. Well, now, this area just outside of Beverly down to the river there, is that mined out territory too?
- A I don't know too much about this down here. I understand there was a little strip mining went on down in here, but I couldn't say as to out there along outside of Beverly there.

THE CHAIRMAN EXAMINES THE WITNESS:

- Q Mr. Moyer, just roughly how much -- well, my first question should be, I think, is any of this area that has been mined the property of any one of your industries that have come in now, or have they avoided that completely?
- A Well, I think perhaps we have a few small industries way, in here close to the right of/maybe close to this road allowance down in here that may think they are on solid ground, and perhaps they are. We have a map showing all the undermined areas.
- Q Yes.
- A And if that's true, why, you could work all right on top of the ground.
- Q Roughly, I think somebody said the other day this area might extend to 1200 acres?
- A It could.
- Q Yes. I am sorry.
- MR. MOFFAT: I was just going to ask for my own information,

edli, gramu. amp stoyics all be vedarminac throw

Magain, , apus ranco real Will

8-D-8 G. W. Moyer - The Chairman Ex.

- 4641 -

- MR. MOFFAT: (Cont.) and probably for the benefit of the Commission, if Mr. Moyer would mark also the two quarters which are over along highway 14 some place. I think the Chamberlain quarter and another one right near there, if we could have those marked.
- MR. HAYES: Is that subject to subsidization too there?
- Yes, right here. The old Kent mine was in there.

 I don't know whether we have a map showing that

 undermining or not.

THE CHAIRMAN: Mr. Brownlee?

- MR. BROWNLEE: Excuse me, Mr. Moffat. Mr. Chairman, in connection with your question as to whether any of that property is the property of industrial concerns, I believe Dr. Harries could give some help to the Commission.
- THE CHAIRMAN: Well, not to interrupt Mr. Moyer. My question is just -- is this information that Dr. Harries could give us relevant? Very well, Dr. Harries please.
- DR. HARRIES: Well, I was going to say, there is mine property owned by industry. Canadian Chemical owns been some, but there have/no buildings of any substance put over mine properties, and the Black Diamond Road, as Mr. Moyer says, on either side of that there is extensive mining, and that is dead as industrial land. You just can't sell it out there. The same holds true when you get north of the B.A. quarter there. The B.A., for example had to go across the road to buy land instead of going immediately north, because of that mined out area. Dr. Hardy of the University has given an opinion that you can put heavy industrial

our form managers of arms and the second specification of the second of

The least of the last of the last of the last of the last only of the last of

HARRISH Wall, I was going to say, there is mins property event distinction and in Chemical event one, but there is but lines of any substance of the contraction of t

O JAMET

8-D-9 G. W. Moyer - Hayes Ex.

- 4642 -

DR. HARRIES: (Cont.) buildings on that land, but at the moment where there is really no pressure to get in those particular areas, industry just won't go there, and that is the general picture throughout that. It is dead land as far as industrial activity is concerned.

THE CHAIRMAN: But usable agriculturally?

DR. HARRIES: Oh, yes, sir.

A I might say, Mr. Chairman, just for the information of the Board, that in a case of a highly desirable location, we are told that it can be filled in underneath at not too great an expense.

THE CHAIRMAN: Thank you, sir.

MR. HAYES EXAMINES THE WITNESS:

- Now, I want to get it clear on this strip, I seem to have it tabulated that there is a two mile and a three mile radius outside the city where the city must be consulted if there is any development, within two miles or three miles. Now, which is it?
- A I thought it was two miles. Now, I agree with Mr. Davies, he says two miles. That was my thought.
- Q Two miles.

A Yes.

THE CHAIRMAN: I guess we will take it as two.

MR. ROBISON: My understanding is that it was two.

I was merely asking Mr. Moyer whether, what he thought about three or four miles, that was all.

THE CHAIRMAN: Two miles?

MR. ROBISON: Yes.

THE CHAIRMAN: That's what we have been talking about all the time.

OR, Marifical (Gover) and the first and present of the first and present of the first and the first

AND THE STATE OF T

unst on demontal A am makes New, which is it?

thought it was an miles. Now, I agree with

in. O.wier, he says two . That was my halath.

- 4643 -

- THE CHAIRMAN: (Cont.) Now, the Commission has completed its examination. If there are no other questions from any part of the compass.
- MR. BROWNLEE: I have two questions on re-examination, unless my friends have any -- I would like just to refer very briefly again to this ring road question, and the proposal contained on the map seems to indicate an outer ring road which substantially surrounds the city, Mr. Moyer?
- A Yes.
- Q MR. BROWNLEE: And it would appear that a very large part of that would be within the present Municipal District of Strathcona. Now, assuming that the basic purposes of that ring road might be, civil defence, military, and directing traffic away from the Edmonton urban core, would you feel that such a road might properly be made a responsibility of a senior government, such as the Province?
- A That has been our thought, in fact, we have thought that perhaps from a military standpoint that the Federal Government should maybe bear some of the cost.
 - MR. BROWNLEE: And if that, if that was the case, is it a likelihood that that senior government would pretty well take charge of the planning of the road?
- A I think that would be so.
- MR. BROWNLEE: All right, now, turning away from that entirely; you expressed the view to the Commission that in your opinion it was not reasonable that the Town of Fort Saskatchewan should annex Sherritt Gordon, and

hemmerod fo open

ade ou

old the said that the reversance to the ready

170

8-D-11 G. W. Moyer - Brownlee Ex.

- 4644 -

- MR. BROWNLEE: (Cont.) in giving your reply, you said, having consideration to all of the circumstances;

 I wonder if you could enlarge on the circumstances to which you were giving consideration?
- A Well, the thought I had uppermost in mind was the fact that Fort Saskatchewan were finding themselves a little crowded for school rooms, and they finally made application to be included in the Clover Bar School Division.



G.W. Moyer - Brownlee ex.
Davies ex.

-4645 -

- Q (Cont.) Now, since that inclusion, I am told that the division have provided schools there to the extent of some \$300,000.00. I can't just visualize any authority allowing a town to pull out of a school division under conditions like that.
- MR. BROWNLEE: Well, I am informed that the contribution to the spending on schools by the Town of Fort Saskatchewan is much less, that is the tax contribution is less than the actual expenditure on the schools in Fort Saskatchewan, is that correct?
- A Well, that is correct to the extent, I believe their contribution is perhaps less than 4% now.
- Q MR. BROWNLEE: No, but what I meant was, that the amount that was spent on schools in the Fort Saskatchewan town certainly was, represented a greater expenditure than the taxes paid?
- A Oh, yes.
- Q To the school division?
- A Oh, yes, oh, yes, without a doubt, yes.
- MR. BROWNLEE: Thank you, Mr. Chairman.

MR. DAVIES EXAMINES THE WITNESS:

Mr. Moyer, I don't think I understood one of your answers.

I don't think it was implied in Mr. Brownlee's question
that the transfer of Sherritt Gordon's assessment to
the Town of Fort Saskatchewan would take them out of the
school division. They would still be in the school division,
in the Clover Bar School Division and they would have the
benefit of the assessment of the Sherritt Gordon plant
property to the same extent as they have now, but if
Fort Saskatchewan's request were exceeded to, the effect

r do wood r.

1 180 - ida

elieving town to pull cut of a chool division on the contract of a chool division.

The state of the s

the state of the s

John Carlot at

to the second of the second of

and the second of the second

Mi, FR MLIE 7, 1 in the contract of the contra

eres la se una la seu l

v i s

referencies a minima

- Q (Cont.) would be that the assessment would be in the Town of Fort Saskatchewan municipally instead of in the M.D. of Strathcona, but it wouldn't make any difference in the school picture, except to the extent that a different method of assessment might be employed in working out the assessment.
- A Well, that is another angle. I might say that if they are successful in that annexation, then we would have to bill Fort Saskatchewan for a half a mile of road we built inside the Town limits after the industry were located.
- Well, I took it your answer to this question when I raised it with you earlier this afternoon was, that you didn't think that the proposal of Fort Saskatchewan to take the Sherritt Gordon plant within the town boundaries and away from the M.D. of Strathcona had any merit in it, and it wasn't necessary. Now, I understood that was your answer.
- A Yes, that was my answer.
- Q Quite apart from school divisions. Thank you.
- MR. HAYES: Now, Mr. Chairman, I would like to ask this question; suppose industry was annexed to Fort Saskatchewan and they grew up as it has been suggested, some of the subdivisions might grow up, and they were incorporated into a city, then the division lost the school assessment, isn't that right? In other words, Fort Saskatchewan incorporated grew up as it were to a city status, it would automatically be withdrawn from the Clover Bar School District, and therefore you have lost in the first instance, you would lose the municipal assessment and the second one, you would lose the school assessment, and the farmer would be holding the sack.

The second see more restances of the second second

Parties appeared to the contract of the second design of the second design of the contract of

is of any or o

D-3 G. W. Moyer - Davies ex. Discussion

-4647-

A That's quite true.

MR. DAVIES: They need a lot of sacks on the farm, Mr. Hayes.

They use a lot of them, or else it isn't a farm. The

farmer is used to holding the sack.

MR. HAYES: I am trying to get him out of that.

THE CHAIRMAN: Mr. Moyer, I think now you may be excused, and
I should like to congratulate you on the character of the
evidence you have given us and the assistance you have been
to the Commission. Thank you very much.

(The witness stands down.)

THE CHAIRMAN: Now -- yes Mr. Brownlee?

MR. BROWNLEE: There is no further evidence on behalf of the Municipal District of Strathcone, sir.

THE CHAIRMAN: Thank you very much.

There is no further evidence on behalf of the Municipal District.

MR. GARSIDE: We have Mr. Reid here for the City to give evidence now.

THE CHAIRMAN: Well, Mr. Garside, you know the time, and I
wanted to see if there are any other matters that we ought
to clear up, and if we understood clearly our procedure
tomorrow, if we should adjourn this afternoon and ask
Mr. Reid to report at 9:45 tomorrow morning, would that
be satisfactory to you and to him?

MR. GARSIDE: Yes, sir.

THE CHAIRMAN: Yes. Well, now, you understood, Mr. Blackstock speaking on behalf of the Commission that we, the Municipal District of Strathcona having completed presentation of its evidence, that the City proposes to put in further evidence through Mr. Reid of the Land Department and Commission Menzies and Mr. Robert Moffat, and that we

Action out the field blue water to the field of the field

od, the Rochebook

- THE CHAIRMAN: (Cont.) propose to begin this Hearing of this evidence tomorrow morning. At the conclusion of the City's presentation of material we have to come before us a presentation from Division 3 of the Municipal District of Stony Plain and some, the entire municipality of Stony Plain. You will recall that Mr. Dechene appeared before us a short time ago and requested permission, this material, a brief and what not from Mr. Dechene is in our hands, Mr. McGruther?
- MR. McGRUTHER: No. The Division 3 is. Mr. Dechene's hasn't arrived yet.
- THE CHAIRMAN: And have you any intimation as to when it will be available?
- MR. McGRUTHER: No, all I have was what he said.
- THE CHAIRMAN: Well, I think we will have to jog his memory again.

We also are informed that certain ratepayers of the Belmont area are also making a representation. You have some notice of that, Mr. McGruther?

- MR. McGRUTHER: A phone call only, sir.
- THE CHAIRMAN: And that the material would be available tomorrow, maybe?
- MR. McGRUTHER: It was to be sent to me today, and it hasn't arrived so far.
- THE CHAIRMAN: Yes, all right.

Now, that is our program, and following these submissions, cross-examination growing out of that, we shall hear the final summations of the City and of the Municipal District, and we will see that, at any rate the foreseeable future is becoming somewhat narrowed and a little more definite

THE PHARAMENT OF THE

· porobre · dr

ement of ji

1-1-1-1

f. en

1 1 1 1 2 1 2 1

· ...

fi i to t

ed blumin

THE CHARLOW RE

formsm * Morrore

afored at . . show on our does not or p

- 4649 -

THE CHAIRMAN: (Cont.) than it was.

MR. MOFFAT: I wondered if it would be useful if we would indicate approximately the order in which we propose to bring up certain subjects. I have already indicated to Mr. Brownlee. Now, it may not be necessary to go any further than that, but if you wish I can give you an approximate idea of the order in which we propose to deal with it.

THE CHAIRMAN: Meaning in the next two or three days?

MR. MOFFAT: Yes.

THE CHAIRMAN: Well, I think it would be well to have it on the record, perhaps.

MR. MOFFAT: Well, the general plan is, Mr. Reid first to deal with the question of available land still within the City, and then I would go next to deal with exhibits, a large number of exhibits which are already filed, and a number of other miscellaneous subjects on which the City wishes to express certain points of view. That would then be followed by Commissioner Menzies.

Now, as far as my own evidence is concerned it struck me that the order of presentation might be to deal first with the exhibits which deal with the growth in population in the area, and following that with the exhibits which deal with the question of assessment of agricultural land if the boundaries are extended. Then, following that with the exhibits which deal with the proposals as to boundaries of the population in adjoining areas, and the reasons for a boundary being in a particular spot, and the kind of question that Commissioner Hayes was asking. Then, following that with the finance material.

the second of th

The second residue to the Africa.

and the second of the second o

to the state of th

The diagon of the control of the con

that : e foll west t Commissioner Menzica.

Abunta if becaraons in somebive was war

me that the order of presentation might to to doel sitst.

with the exhibits which deal with the growth in population
in the eres, and following that will the exhibits which

labeled to

- THE CHAIRMAN: That brings/to something that I think you were going to ask about, Mr. Davies.
- MR. DAVIES: Yes, I was going to ask Mr. Moffat, when did you expect that you will have the material, on the request for material filed last Monday and on Wednesday? One is back, the one on, we filed today on the building permits and so on, and then you have a consolidation there on debenture debts and borrowings and so on the utilities which I presume you will file today?
- MR. MOFFAT: That is ready to be filed although we only have one copy as you are aware from the discussion.
- THE CHAIRMAN: We will take care of that and see that you get it back, or get photostatic copies, but what about the rest of them?
- I have here most of the material with respect to Northwest Utilities, but it is not quite complete, so I didn't wish to file it, but I think it should be ready tomorrow. The material with respect to the 1954 expenditures of the City is being mimeographed this afternoon and it should be ready in the morning. The material with respect to sample assessments, and applying to that, there is an adjustment in relation to the changes in the price level, it was ready, but in examining it today, I am afraid that someone may have multiplied when they should have divided, and I want to have another look at that one, so it may mean we will have to do a little more work on it. I am not in a position to tell you right now the stage of the other items, but several of them should be ready in the morning, and I might file this one right now, if that was the wish. This was the one which deals with the utility reserves from 1937 to the present.

ETER 1. V 'foir' T from maiddemae our, spaine fedt indiminatell INT

NE PAVIES los, I was an in it is indicat, it is notifety to a conservant of the contract for a streeties, and a conservant in a conservant in the contract c

had some the color of the color

in soft, or my phonositti. o t. , and what i auf

to hertiment utilities, if ' ... dure complete, ' if the neutral ut, it is hould a read tomoir ... The neutral wave respect to the 1954 expendentiates of the duty is being minecernanhed this election and it should be read; i ... morning. The material with respect to sample assessments, and applying to thet.

- MR. ROBISON: Well, is it proposed to get copies of that, Mr. Moffat?
- MR. MOFFAT: Well, discussing this with Commissioner Davies he thought that your staff of the Commission would be in a better position possibly to get copies than we are. It is a very large document, and probably best dealt with by photographing.
- MR. ROBISON: Personally I don't like getting these single copies of exhibits that are eventually to be copied. I think it is confusing.
- MR. DAVIES: Well, I think we can arrange to get it done,
 Mr. Robison, because there is other material the City
 still has to bring forth, and I might add that we naturally
 want that material before certain persons get in the box,
 because we might want to talk to them about it. We might
 not, but we might want to.
- MR. MOFFAT: Yes, well, we will have most of it for tomorrow, I think, although, as I say, on that one assessment document, it looks as if we might have a recalculation job on part of it.
- THE CHAIRMAN: This one which is completed and which we hope that Mr. McGruther may be able to arrange to have photographs made of hasn't been received as an exhibit, but is to be submitted.
- MR. MOFFAT: It is available if you wish it.
- THE CHAIRMAN: Well, then let's, before Mr. McGruther takes possession of it, get it numbered, 203.

UTILITY RESERVES -1937 to 1953 IS ENTERED AND MARKED EXHIBIT 203E.

THE CHAPPINE This one whach is completed and which we hope that the that the nements to have photon raphs made of hasn't seen received as an embility but

. Ledding ted.

lova at 71

- THE CHAIRMAN: Perhaps you can give us the title of it,
 Mr. Moffat?
- MR. MOFFAT: I think if we would just call it, Utility
 Reserves 1937 to 1953 inclusive. Now, there is a
 little bit of other material on it, but that will do
 to identify it, 1937 to 1953 covering sixteen years.
- MR. DAVIES: You see, Mr. Moffat, that actually can be eventually made up as six pages, as an exhibit of six pages by taking each utility, five utilities, pages one to five, and then you have got the consolidation on the end. It doesn't necessarily have to be a subdivision plan basis.
- MR. MOFFAT: Yes, it could be that way.
- MR. DAVIES: I think that is very convenient to look at, though.
- THE CHAIRMAN: Well, if there is no other matter to come before us this afternoon, the Commission will adjourn until 9:45 tomorrow morning and we will look forward to having the City begin its presentation.

(At this time the Commission is adjourned until 9:45 a.m. the lst day of March, A.D. 1955.)

THE CHAIRMAN Perhaps you can give us the Citle of it,

AGE. MOPPLY: I think if we would just call it, Utility

Asserves 1937 to 1953 inclusive. Now, there is a

listle bit of other material on it, out that will do

to identify it, 1937 to 1953 covering sixteen years.

MR. DIVIES: You see, Nr. Wolfet, that actually can be

eventually made up as six pages, as an exhibit of six

pages by teling each utility, five utilities, pages

one to five, and then you have got the compolidation

on the sel. It doesn't necessarily have to be a

subdivision plan basis.

MR. MOFFAT: Yea, it could be that Ways

. Aguads

THE CHAIRMING Well, if there is no other mister to dome the court of the country of the country and we will look forward to have the the market the country the country the presentation.

the the the Commission is adjourned until 9165 a.m. the let are a Marin A.D. 1955.)

